

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 6, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

CLERK TO THE COUNCIL: R. Henry

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Rev. J. Gordon Gardiner of St. James Anglican Church.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Magee Secondary School, under the direction of Mr. Bruce Wilson.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the items proposed for 'In Camera' consideration later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated October 30, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Special Council meeting (Court of Revision), dated October 30, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Report on Development Permit Application
No. 64132, Norpak Fisheries Limited
2191-99 Commissioner Street

Council, on October 30, 1973, deferred Clause 2 of the report of the Standing Committee on Waterfront and Environment, dated October 18, 1973, in order to have the benefit of a sketch plan in consideration of the matter.

Mr. R. Mann, Project Manager, Waterfront Study, further explained the proposal of a viewing platform on the roof of Norpak Fisheries Ltd. building on Commissioner Street.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Development Permit Application
Norpak Fisheries Limited (cont'd)

MOVED by Ald. Pendakur,
THAT the following recommendation of the Committee, as contained in its report of October 18, 1973, be approved:

"THAT the offer of Norpak Fisheries Ltd. to provide a viewing platform on the roof of their building with stair access, be approved, and that the Director of Planning and Civic Development process the Development Permit in the normal manner".

- CARRIED

(Alderman Massey voted against the motion)

2. Council Hearing:
Fire at Commercial Hotel, 340 Cambie Street

With the agreement of Council, Alderman Rankin withdrew his motion on this matter, which had been deferred from the last regular meeting of the Council.

COMMUNICATIONS OR PETITIONS

1. Mayor's Limousine

The Council noted the following letter from the Mayor dated November 1, 1973:

" When John MacRitchie retired at the end of '72 as the Mayor's driver, he was not replaced. Instead, we have stored the limousine in the Police Garage and asked the Police Department to provide a driver whenever it was officially required.

The following report has been submitted by officials of the Engineering and Police Departments and Colin Lowery.

Model	Cadillac Limousine #69723
Year	1968
Initial Cost	\$ 14,174
Current Mileage	41,217 miles
Estimated Resale Value	\$3,200.00 if sold by Tender
" " "	\$2,200.00 " " to a Dealer

The automobile is too old for limousine service now and rather large for a private owner. If the vehicle is kept, it will not depreciate by much more than \$ 300 per year over the next few years. However the market will become more limited because of age.

Based on past maintenance and operating costs, and also bearing in mind reduced usage, it is estimated that the limousine will cost approximately \$ 450 per year plus gasoline to operate. This figure does not take into account any accident damage but it includes insurance. If the present use of this vehicle is going to be maintained at the same rate, then it is considered an expensive piece of equipment for the City to keep up.

It also takes up valuable space in the Police Garage.

It has only been used on six official occasions since January 1st, 1973, during which time it travelled 1,479 miles.

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COMMUNICATIONS OR PETITIONS (cont'd)

Mayor's Limousine (cont'd)

Current rental rates for a Cadillac limousine, including a private chauffeur, are:

\$ 15 for the first hour

\$ 12 for each additional hour

A weekly rate could be arranged should the need arise.

I recommend that the limousine be disposed of and the Board of Administration be instructed to so advise the Purchasing Agent. I also recommend that the Mayor be authorized to hire limousine services for official purposes whenever the occasion arises. "

MOVED by Ald. Bowers,

THAT the Mayor's limousine be disposed of at the next Civic auction for vehicles and the Mayor be authorized to hire limousine service for official purposes whenever the occasion arises.

- CARRIED

MOVED by Ald. Rankin, in amendment,

THAT the following words be struck from the motion of Alderman Bowers:

"and the Mayor be authorized to hire limousine service for official purposes whenever the occasion arises".

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Volrich and the Mayor voted against the motion)

The motion of Alderman Bowers was put and CARRIED.

(Aldermen Linnell, Gibson, Pendakur and Rankin voted against the motion of Alderman Bowers)

2. Appointment to Committee:
Vandalism in the City

The Chairman of the Planning and Building Committee of the Vancouver School Board submitted the following letter under date of October 25, 1973:

" The Vancouver School Board is interested in setting up a committee of informed citizens and representatives of provincial and municipal offices and agencies to investigate the problem of vandalism in the city. It is believed that a concerted effort on the part of all bodies and agencies concerned with this problem can produce valid suggestions for the reduction of this costly waste.

Representatives are being requested from the office of the Attorney-General and the offices of the Minister of Education and the Minister of Human Resources, in the Provincial Government; from City Council, the Park Board and the School Board in local government; and from the Children's Aid, the United Community Services, the Parent-Teacher Council, and other interested social service and civic groups. Would you please name a member of Council to represent the City on this committee?

A date for the first meeting has not been set, but on receiving names we will subsequently contact your representative concerning the inaugural meeting. It is planned that the number of meetings will be few, and it is intended that the group will act as a working committee and arrive at some decisions or recommendations by the end of this year. Your cooperation in this important project is appreciated. "

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Appointment to Committee:
Vandalism in the City (cont'd)

MOVED by Ald. Hardwick,

THAT the foregoing letter be received and the matter be referred to the Standing Committee on Social Services which is presently studying this subject, and Mrs. Courvoisier be invited to attend a meeting of the Committee to inform her of the Committee's involvement in this subject of vandalism.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, November 2

Works and Utility Matters (Nov. 2)

The Council considered this report of the Board of Administration which contains five clauses identified as follows:

- Cl. 1: Britannia Community Centre:
Streets and Lanes Closure
- Cl. 2: Watermain Installation, 1973 Capital Budget
- Cl. 3: Closure of Streets and Lanes for John Hendry Park
- Cl. 4: Funds for Additional Construction Equipment
- Cl. 5: Sewer Outfall: Terminal Avenue-Pollution
Control Branch - Appeal

MOVED by Ald. Volrich,

THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters (Nov. 2)

Health Department: Reorganization

MOVED by Ald. Harcourt,

THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters (Nov. 2)

The Council considered this report of the Board of Administration on the subject of protection of City Beaches from Oil Spills in the Harbour, and took the following action:

MOVED by Ald. Pendakur,

THAT the recommendation of the Board of Administration contained in this report be approved as an interim measure and the Standing Committee on Waterfront and Environment be requested to give further consideration to the problems of oil spills, such as coordination and cooperation with neighbouring municipalities.

- CARRIED UNANIMOUSLY

(Alderman Marzari arrived at the meeting at this point in the proceedings)

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

Building & Planning Matters (Nov. 2)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Amendments to By-laws to Transfer some Powers of the Technical Planning Board to the Director of Planning
- Cl. 2: Director of Planning: Consultant Services
- Cl. 3: Strathcona Rehabilitation Project: MacLean Park Adventure Playground

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters (Nov. 2)

Shops Closing By-law Enforcement:
Letter from Olympic Sports Ltd.

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this report be approved and, therefore, the whole matter of store closing hours be referred to the Standing Committee on Finance and Administration.
(amended)

MOVED by Ald. Rankin,
THAT the subject be deferred to a full meeting of Council and all appropriate persons affected be given notification.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Volrich and the Mayor voted against the motion)

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Pendakur:

'and all interested parties be advised when the Committee will have this matter under discussion'.

- CARRIED

(Aldermen Massey, Pendakur and Volrich voted against the amendment)

The motion of Alderman Pendakur, as amended and reading as follows, was put and CARRIED: UNANIMOUSLY:

"THAT the recommendation of the Board of Administration contained in this report be approved and, therefore, the whole matter of store closing hours be referred to the Standing Committee on Finance and Administration, and all interested parties be advised when the Committee will have this matter under discussion".

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General report (cont'd)

Finance Matters (Nov. 2)

The Council considered this report containing five clauses identified as follows:

- Cl. 1: Interest on Prepayment of Taxes
- Cl. 2: Welfare and Rehabilitation Department
Office Equipment for Approved Staff
- Cl. 3: Staff Changes in the Sewers Operations Branch
- Cl. 4: Additional Staff: Revenue and Treasury
Division, Finance Department
- Cl. 5: Grant of \$10,000 from the Vancouver Foundation
to Vancouver City Archives

The Council took action as follows:

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive of the report be approved.

- CARRIED UNANIMOUSLY

Grant of \$10,000 from the Vancouver Foundation to Vancouver City Archives for Project entitled "Conserving Vancouver's Cultural and Educational Heritage". (Clause 5)

MOVED by Ald. Hardwick,

THAT the Council extend its appreciation to the Vancouver Foundation for its support of the City Archives program for 'Conserving Vancouver's Cultural and Educational Heritage'.

- CARRIED UNANIMOUSLY

During consideration of the foregoing clauses it was suggested that the Director of Finance submit, for the information of Council, the status of the Contingency Reserve Account. The Mayor so directed.

Personnel Matters (Nov. 2)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Leave of Absence Without Pay:
Mr. Gordon Anderson, Vancouver Fire Fighters' Union, Local 18
- Cl. 2: Closing of Civic Offices: December 24, 1973
- Cl. 3: Safety Training for Engineering Department
Outside Workers
- Cl. 4: Attendance at Second National Conference
"New Systems in Law Enforcement and Criminal Justice" - Chicago - Mr. D. Mead

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive of this report, be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

Property Matters (Nov. 2)

The Council considered the report of the Board of Administration, Property Matters, dated November 2, 1973, and took action as follows:

Acquisition for Knight Street Widening
25th Avenue to 33rd Avenue (Clause 1)

MOVED by Ald. Marzari,

THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Site #20: Champlain Heights
United Housing Foundation (Clause 2)

The Council considered this clause of the report of the Board of Administration, Property matters, dated November 2, together with report of the Director of Planning and Civic Development dated November 2, 1973, concerning Site #20, Champlain Heights, and the involvement of United Housing Foundation in its development.

The Council agreed at this time to hear Mrs. Shirley Schmid representing the United Housing Foundation and the Architect for the development. The delegation spoke in support of its request on reduced parking spaces and the type of units and density to be contained in the development.

The Council also received an explanation of the scheme relating to floor space ratio and parking from Mr. R. Youngberg, Senior Planner, Civic Development Division.

MOVED by Ald. Hardwick,

THAT the resolution of Council of May 1, 1973, in connection with the offer to lease or sell Site #20, Champlain Heights to the United Housing Foundation, be rescinded.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Hardwick,

THAT upon the Provincial Government confirming it has offered to purchase the land and lease it to the Foundation at 4% of the purchase price, the City offer Lot 5, D.L. 335, Plan 14633 to the Provincial Government for the sum of \$830,000.00 plus a proportionate part of the current year's taxes, subject to the following conditions:

1. A bulkhead agreement in favour of the City; (the site is above grade of abutting streets)
2. An option in favour of the City to repurchase the land at the same sale price less any amounts due or owing to the City and less taxes, documentation and administration fees, in the event the purchaser fails to comply with any of the following conditions of sale:
 - (i) Lease the land to the United Housing Foundation, at 4% of the sale price, for the development of town-houses to a maximum density of 15 units per acre. Full taxes to be paid to the City of Vancouver.

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Site #20: Champlain Heights
United Housing Foundation (cont'd)

- (ii) Commence construction within twelve months, and complete construction with twenty-four months from date of registration of the deed. "Commencement of construction" to be determined as completion of foundations; "completion of construction" to be determined as all units in the project being ready for occupancy.
- (iii) Obtain a development permit based on the following conditions of development, as set by Council, May 31st, 1968:
 - (a) Uses - Townhouses
 - (b) Height - The height of a building shall not exceed two storeys plus a cellar or one storey plus a basement.
 - (c) Dwelling Unit Type
 Not more than 5% of the dwelling units shall be one bedroom and not less than 60% of the dwellings be three bedrooms.
 - (d) Coverage
 The maximum site coverage by surface parking areas, carports, manoeuvring aisles, driveways, loading areas, other vehicular facilities and buildings shall be 45 percent of the net site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning and Development By-law.
 - (e) Density
 The maximum floor space ratio shall in no case exceed 0.50 and the minimum floor space area be 1,100 square feet for the three bedroom dwelling units.
 - (f) Parking
 There shall be not less than two parking spaces per dwelling unit. Fifty percent of all required spaces shall be located beneath the principal building(s) and/or within an accessory building.
 - (g) Utilities
 All services shall be located underground including such things as transformers.
 - (h) Other
 All other matters including setbacks, spacing of buildings, day-lighting, design, landscaping, provision of private outdoor living space, children's play areas, etc., shall be subject to approval of the Technical Planning Board".

- CARRIED

(Aldermen Hardwick and Linnell voted against the motion in respect of item 2 (iii) (c) re dwelling unit type; and Aldermen Harcourt and Marzari and the Mayor voted against the motion in respect of item 2 (iii) (f) regarding parking.)

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Site #20: Champlain Heights
United Housing Foundation (cont'd)

During consideration of the foregoing, the following amend-
ments were put and LOST:

MOVED by Ald. Linnell,

THAT not more than 5% of the dwelling units will be one
bedroom and not less than 70% of the dwelling units be three
bedrooms.

- LOST

(Aldermen Bowers, Gibson , Harcourt, Hardwick,
Marzari, Massey, Pendakur, Rankin, Volrich and
the Mayor voted against the motion)

MOVED by Ald. Marzari,

THAT there shall be not less than 1.5 parking spaces per
dwelling unit and that a review be made on the matter 1 year after
occupancy date of the development.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Pendakur,
Rankin and Volrich voted against the motion)

MOVED by Ald. Hardwick,

THAT the recommendation of the Director of Planning and
Civic Development contained in his report dated November 2,
1973, with respect to Site #20, Champlain Heights, be received;
the recommendations having already been taken into account in
considering the topic earlier this day.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:55 p.m., and following
an 'In Camera' meeting in the Mayor's Office, reconvened at
4:55 p.m.

BOARD OF ADMINISTRATION
General Report (cont'd)

Property Matters (Nov. 2)

The Council considered the balance of the Board of Adminis-
tration report, Property matters, dated November 2, containing
clauses identified as follows:

- Cl. 3: Acquisition for Britannia Community Services
Centre Site, 1537 Parker Street
- Cl. 4: Order for Possession and Appointment of
Arbitrator, 1987 West 7th Avenue
- Cl. 5: Acquisition for Britannia Community Services
Centre Site, 1529 Parker Street
- Cl. 6: Demolitions

MOVED by Ald. Linnell,

THAT the recommendations of the Board of Administration
contained in Clauses 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the information contained in clause 6 of this report
be received.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENT REPORT,
November 2, 1973 (cont'd.)

FIRE AND TRAFFIC MATTERS (November 2, 1973)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Brief from 401 Committee of the Hastings Sunrise Action Council re Intersection of Cassiar Street and the 401 Freeway

Cl. 2: Amendment to Fire By-law No. 2193

The Council took action as follows:

Clause 1 - Brief from 401 Committee of the Hastings Sunrise Action Council

MOVED by Ald. Hardwick,

THAT the recommendation of the City Engineer contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,

THAT in respect to the Council resolution of October 23, 1973, concerning the overpass, the City Engineer, in examining the location of an overpass in the general area of the 401 Highway and Cassiar Street, discuss the matter with Mrs. Distefano and the 401 Committee prior to reporting to Council.

- CARRIED UNANIMOUSLY.

Clause 2 - Amendment to Fire By-law No. 2193

MOVED by Ald. Linnell,

THAT the recommendation of the Fire Chief contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

BUILDING AND PLANNING MATTERS (November 2, 1973)

The Council considered this report which contains 10 clauses identified as follows:

Cl. 1: Zoning & Development By-law Amendment:
Community Facilities

Cl. 2: Development Permit Application #62754:
6459 Main Street

Cl. 3: Development Permit Application #62506:
2748 Main Street

Cl. 4: Development Permit Application #63917:
2902 Grandview Highway

Cl. 5: Development Permit Application #63635:
8175 Cambie Street

Cl. 6: Development Permit Application #63916:
1720 Rupert Street

Cl. 7: Development Permit Application #63708:
215 West Broadway

Cl. 8: Handicapped By-law

Cl. 9: Tamper Proof Power Supply in Lodging Houses

Cl.10: Downtown Living

The Council took action as follows:

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (November 2, 1973) (cont'd.)

Clause 2 - Development Permit Application
#62754: 6459 Main Street

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning & Civic
Development contained in this clause, be approved.

- CARRIED.

(Aldermen Linnell and Pendakur voted against the
motion).

Clauses 1, 3, 4, 5, 6 & 7

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Planning & Civic
Development contained in Clauses 1 and 3 to 7, be approved.

- CARRIED UNANIMOUSLY.

Clause 8 - Handicapped By-law

MOVED by Ald. Gibson,
THAT this clause be deferred and arrangements be made by the
Standing Committee on Waterfront and Environment to receive a delegation
from the Social Planning and Review Council as requested.

- CARRIED UNANIMOUSLY.

Clause 9 - Tamper Proof Power
Supply in Lodging Houses

MOVED by Ald. Harcourt,
THAT the report of the Director of Permits and Licenses contained
in this clause, be received for information.

- CARRIED UNANIMOUSLY.

Clause 10 - Downtown Living

MOVED by Ald. Hardwick,
THAT Council approve in principle the concepts of Downtown Living
as set out in the report from Director of Social Planning and approve the
recommendations of the Director of Social Planning contained in the
report.

- CARRIED UNANIMOUSLY.

C. Report of Board of Administration re
Request for Extension of Time for
Rezoning of lands North of Napier Street
between Clark and Odlum Drives

It was agreed to defer this matter pending the hearing of a dele-
gation later this day.

D. 1974 Cultural Grants

The Council noted a report from the Director of Social Planning
dated November 2, 1973, with respect to 1974 Cultural Grants. The
report had been requested by Council on October 23, 1973, to determine
the rationale of increasing grants to "other organizations". The increase

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. 1974 Cultural Grants (cont'd.)

had been recommended in a report of the Standing Committee on Finance and Administration dated October 11, 1973.

MOVED by Ald. Bowers,

THAT the following recommendation of the Director of Social Planning be approved:

"THAT the following guidelines as submitted by the Finance and Administration Committee in its report of October 11, 1973 be adopted.

'I suggest that Council agree to allocate from its 1974 budget the sum of \$66,800 for grants to small organisations, as recommended (on Page 9) in Jonathan Baker's report, on the understanding that:

- a) This sum represents a maximum for grants to small groups; Council is not obliged to approve grants up to that figure.
- b) The total should include a substantial contingency reserve (maybe \$8,000) for late applications.
- c) The substantial increase (33%) in allocation for this type of grant does not imply commitments for similar increases to established groups.
- d) That such grants should be primarily used for operating expenses rather than capital expenditures."

(Deferred)

MOVED by Ald. Harcourt,

THAT this matter be deferred pending a report on an overall review of the City's 1974 Budget by the Standing Committee on Finance and Administration.

- CARRIED.

(Aldermen Bowers, Massey, Pendakur and Mayor Phillips voted against the motion).

E. Standing Committee on Social Services dated October 25, 1973

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Police Department C.P.I.C. System
- Cl. 2: Co-ordination of Services, Downtown Eastside Area

MOVED by Ald. Rankin,

THAT the information of the Committee contained in these clauses be received.

- CARRIED UNANIMOUSLY.

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Standing Committee on Civic
Development dated October 18, 1973

MOVED by Ald. Massey,

THAT the information of the Committee contained in this report in respect of Robson and Burrard Streets: Proposed Development "Vancouver International Centre", be received.

- CARRIED UNANIMOUSLY.

G. Report of Official Traffic Commission
dated October 29, 1973

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Crossing at 4th Avenue and Trimble Street, Request for Pedestrian Activated Signal Light
- Cl. 2: Commercial Drive - Complaint re Increasingly Heavy Truck Traffic
- Cl. 3: Criteria for School Crosswalks at Multi-Lane Streets
- Cl. 4: Crosswalk at Kingsway and McKinnon

The Council took action as follows:

MOVED by Ald. Rankin,

THAT the information of the Commission contained in Clauses 1 to 4 of this report, be received.

- CARRIED UNANIMOUSLY.

H. 122 - 126 West Hastings Street

It was agreed to defer this matter pending the hearing of a delegation later this day.

I. Tender 736 - Dredging and Other Works
in Preparation for a Seawall on South
Shore of False Creek

The Board of Administration, under date of November 5, 1973, submitted the following report:

" The City Engineer reports as follows:

'Tenders for dredging and other works in preparation for a seawall on the south shore of False Creek (Areas 6 and 10) in the City of Vancouver were opened on October 29, 1973 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender 736 have been circulated to Council. Four tenders were received, the lowest was \$483,060 and the highest \$581,130 (20% difference). The tenders are unit priced based on quantity estimates supplied by the Engineering Department and the total cost of the contract may vary according to actual quantities measured during construction. The tenderers were advised of the Winter Works program and that some preference would be given to a contractor who can start early and clear some area so that the Winter Works forces could be accommodated. All tenderers can start within two weeks of the award. The low bidder also claims to be able to complete the works sooner than the other bidders (4 1/2 months).

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Tender 736 - Dredging and Other Works
in Preparation for a Seawall on South
Shore of False Creek (cont'd.)

Area 10, although included in this tender, is not clear for the contractor to proceed with at this time because:

- (a) the present design creates an imbalance in the labour portion of the Winter Works program which will require additional financing beyond the Winter Works program
- (b) the area has not been physically cleared of buildings and boats.

The False Creek Team and the Engineering Department are assessing minor revisions to the design. When this matter has been resolved it may be possible to continue with the work after January 1.

The low bidder, Fraser River Pile Driving Ltd., has indicated that he will be prepared to accept the work in Area 6 and start on November 15 with the possibility that he may be able to start in Area 10 when the above mentioned problems have been resolved. If the problems are not resolved within the 4 1/2 months specified, a new tender would be called at a later date.

Because of the urgency in awarding the contract so that a start can be made by November 15 and because there is no Council on November 13, the City Engineer RECOMMENDS that:

- (a) A unit price contract be awarded to the low bidder, Fraser River Piledriving Ltd. for dredging and other works in Area 6 definitely @ \$262,380 and Area 10 possibly @ \$220,680 for a possible total of \$483,060.
- (b) The contractor will start work in Area 6 and providing the problems in Area 10 are resolved within 2 months he will continue in Area 10.
- (c) A contract satisfactory to the Corporation Council be entered into.
- (d) The bid bonds of the unsuccessful tenderers be returned.'

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved."

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report, be approved.

- CARRIED UNANIMOUSLY.

The Council recessed at 5:30 p.m. to reconvene in open Council at 7:30 p.m.

Regular Council, November 6, 197315

The Council reconvened in open session in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Linnell,
Marzari, Massey, Rankin and Volrich.

ABSENT: Aldermen Hardwick & Pendakur

DELEGATIONS & OTHER REPORTS (cont'd.)

1. Request for Extension of Time for
Rezoning of Lands North of Napier
Street between Clark & Odlum Drives

The Council received a delegation from Mr. T. Price concerning his Development Permit Application to rezone his property. Mr. Price was concerned about the delay in processing his application and the sale of City-owned lands.

Mr. H.W. Gray, Zoning Planner and Mr. G. Jordan, Deputy Supervisor of Property & Insurance, gave further explanation to the following Board of Administration report dated November 2, 1973:

"The Supervisor of Property and Insurance reports as follows:-

'At a Public Hearing on May 15th, 1973, Council approved in principle an application from Mr. T. Price to rezone his property, situated on the South side of Parker Street between Clark and Odlum Drives from RM-3, Multiple Dwelling District, to M-1, Industrial District, subject to certain conditions. Two of the conditions were that City-owned Lot 10 except the East 25', Block 30, District Lot 182 be subdivided; portions being sold to the adjoining owners to provide rear access to their properties; the remainder of the City lot being sold to Mr. T. Price and the plan of consolidation be so registered in the Land Registry Office. The third reading to the amending Bylaw was to be withheld for 120 days to permit Mr. Price to complete his plans of development, the scheme of development to be first approved by the Technical Planning Board.

On July 3rd, 1973, Council approved the report of the Supervisor of Property and Insurance regarding the individual sales of portions of City-owned Lot 10 to the five abutting owners. It was further approved that Mr. Price be granted an extension of 60 days to comply with the conditions set by Council for the rezoning of the property.

On September 21st, 1973, Mr. Price's application to use his site as a Parking Area (Public) was approved by the Technical Planning Board. It is noted that Mr. Price is presently using his portion of the City lot for this purpose (since 1972), pending rezoning. However, this development permit could not be issued until the required amending Bylaw to rezone his property to an M-1, Industrial District, had been enacted by City Council.

Following approval of the development permit, the City Engineer proceeded with the required survey and subdivision plan, following which a four-party agreement for vehicular and pedestrian access over the 12' strip of each newly-created lot was prepared by the Law Department.

The Plan of Subdivision and the Four-Party Agreement have now been executed by all the owners. However, there is one outstanding signature to be obtained before the plan and agreement can be registered. The signature required is a Mortgagee of Lot F who left for vacation in Europe early in October for approximately six weeks. The Mortgagee's agent advises that his client did not give "Power of Attorney" to anyone to sign the plan. As the man is travelling in Europe, it is not possible to establish contact with him with any degree of reliability. Consequently, the agent has been requested to alert the Property and Insurance Office upon his return so that documentation can be completed as soon as possible.

Regular Council, November 6, 1973 16

DELEGATIONS AND OTHER REPORTS (cont'd.)

1. Request for Extension of Time for
Rezoning of Lands North of Napier
Street between Clark & Odlum Drives (cont'd.)

It is now apparent that the Plan of Subdivision cannot be completed by November 11th, 1973; the deadline for implementing the conditions of rezoning set by Council. Mr. T. Price has complied with all the other remaining conditions of rezoning.

Because of this additional delay, Mr. Price has requested a delegation to appear before Council, November 6th, 1973. In view of the above circumstances, City Council may wish to give consideration to granting an extension of an additional 60 days from November 11th, 1973, to allow time to comply with the conditions set by Council for the rezoning of the property."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION. "

MOVED by Ald. Harcourt,

THAT a further extension of 60 days from November 11, 1973 be granted to allow time to comply with the conditions set by Council for the rezoning of the property.

- CARRIED UNANIMOUSLY.

2. 122-126 West Hastings Street
Ralph and Henderson Blocks

Council received a delegation and a brief from Mr. Douglas Jung representing Mr. Mah concerning the alteration proposals for 122-126 West Hastings Street.

Council noted a report of the Director of Planning and Civic Development dated November 2, 1973 giving the history of the events leading up to the Technical Planning Board's consideration of the matter. It was reported that a Development Permit is required for this development because the building does not comply with the present CM-1 regulations of the Zoning and Development By-law. Any change of use would therefore require the approval of the Technical Planning Board. The plans also involve certain alterations to the facade of the building.

The Technical Planning Board had resolved that upon receipt of a development permit application, the proposal will be referred to the Urban Design Panel for advice. It was advised that the Historical Area Advisory Board wishes to preserve the original facade of the building.

Mr. Jung disputed the fact that it was a 'change in use' and required a Development Permit.

MOVED by Ald. Harcourt,

THAT this matter be deferred and the Corporation Counsel report to the next regular meeting of Council as to whether this proposed development is a conditional use or not.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Massey,

THAT the Urban Design Panel be invited to attend the next regular meeting of Council to give its views on Mr. Mah's proposed development.

- CARRIED UNANIMOUSLY.

cont'd.....

Regular Council, November 6, 1973 17

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4018
BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

2. BY-LAW TO REGULATE THE USE AND OCCUPATION
OF BUILDINGS USED AS DWELLINGS AND CONTAINING
RENTED LIVING ACCOMMODATION

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

cont'd.....

Regular Council, November 6, 1973 18

MOTIONS

1. Closing of Lane North of 15th Avenue
East of Prince Edward Street, Block 133,
D.L. 264A - Mount Saint Joseph Hospital

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. A portion of the lane dedicated by the deposit of plan 2984, adjacent to Lots 13 to 18, Block 133, District Lot 264A, Plan 2984, is surplus to the City's highway requirements by virtue of the fact that the land on both sides of the lane is required for an addition to Mount Saint Joseph Hospital;
3. The Greater Vancouver Regional Hospital District is the registered owner of said Lots 13 to 18 on the south side of the lane and Mount St. Joseph's Hospital Society is the registered owner of the property on the north side of the lane;
4. The administrator of Mount St. Joseph's Hospital Society, in writing, has consented to the closed lane being added to the property owned by the Greater Vancouver Regional Hospital District;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of plan 2984 lying between the southerly production of the easterly limit of Lot "A", Block 133, District Lot 264A, Plan 6793 and the easterly limit of Block 134A, District Lot 264A, Plan 185. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 15th, 1973, and marginally numbered LF 6729, a print of which is hereunto annexed; be closed, stopped up and conveyed to the Greater Vancouver Regional Hospital District; and

BE IT FURTHER RESOLVED THAT the closed lane be consolidated with said Lots 13 to 18 to form one parcel.

- CARRIED UNANIMOUSLY.

2. Allocation of Land for Highway Purposes
(Various Knight Street Properties)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of Lot 29, Subdivision 1, Block 18,
District Lots 391 and 392, Plan 1368

(4329 Knight Street)
2. West 7 feet of Lot 10, Block 7, District Lot 705,
Plan 2571

(4868 Knight Street)
3. East 7 feet of Lot 28, Block 1 of Block 18, District
Lots 391 and 392, Plan 1368

(4339 Knight Street)

cont'd.....

Regular Council, November 6, 1973 19

MOTIONS (cont'd.)

2. Allocation of Land for Highway Purposes
(Various Knight Street Properties) (cont'd.)

4. West 7 feet of Lot 6, Block 7, District Lot 705, Plan 2571
(4840 Knight Street)
5. East 7 feet of Lot 23 of Lot 1, Block 18, District Lots
391 and 392, Plan 1368
(4393 Knight Street)
6. West 7 feet of Lot 9, Block 7, District Lot 705, Plan 2571
(4854 Knight Street)
7. West 7 feet of Lot 8, Block 7, District Lot 705, Plan 2571
(4854 Knight Street)
8. West 7 feet of Subdivision "C", Block 3 in part of Blocks
1 and 3, District Lot 352, Plan 3754
(4464 Knight Street)
9. West 7 feet of Lot 3, Block 7, District Lot 705, Plan 2571
(4818 Knight Street)
10. West 7 feet of Lot 2, Block 2 of South part of Blocks 1
and 3, District Lot 352, Plan 1909
(4324 Knight Street)
11. East 7 feet of Lot 18, except the West 10 feet, now lane,
Block 4 of Block 5, District Lots 391 and 392, Plan 1956
(4865 Knight Street)
12. East 7 feet of Lot 23, except West 10 feet, (see filing
45635), Block 4 of Block 5, District Lots 391 and 392,
Plan 1956
(4831 Knight Street).

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY.

3. Money By-laws to the Electorate:
Majority

At the last meeting of Council, Alderman Bowers submitted a motion, seconded by Alderman Pendakur, with respect to Money By-laws to the Electorate: Majority.

cont'd.....

MOTIONS (cont'd.)

3. Money By-laws to the Electorate:
Majority (cont'd.)

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,

THAT WHEREAS the Provincial Government is proposing to amend the Municipal Act to require a simple majority vote of the electors for the passing of money by-laws;

THEREFORE BE IT RESOLVED THAT this Council request the Government to make a similar change also in the Vancouver Charter.

- CARRIED.

(Alderman Volrich voted against the motion)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell -
Closing of Jericho Lands

enquired of statements made by the Mayor at a Board of Trade luncheon with respect to the acquisition of Jericho.

The Mayor was of the opinion that the Federal Cabinet will look with favour on the City's offer with respect to this property.

Alderman Volrich -
Special Meeting re Cancellation
of Licenses, Downtown Eastside
Area

sought the guidance of Council in setting a date for this special Council meeting and it was agreed that November 22, 1973 at 9:30 a.m. was appropriate.

NEW BUSINESS

1. Ice Rinks

The Mayor advised that the Park Board are seeking Council's instruction with respect to the five ice rinks that received the assent of the electors in the October 24, 1973, election.

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,

THAT the Park Board be requested to report to Council on the steps required to plan and construct the five ice rinks as authorized by the electors on October 24, 1973.

- CARRIED UNANIMOUSLY.

- - - - -

The Council adjourned at approximately 9:05 p.m.

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The foregoing are Minutes of the Regular Council meeting of
November 6, 1973, adopted on November 20, 1973.

J. Phillips
MAYOR

R. Henry
DEPUTY CITY CLERK

Board of Administration, November 2, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Britannia Community Centre, Streets and Lanes Closure

The City Engineer reports as follows:

"The assembly of the lands to create the site for Britannia Community Centre makes the streets and lanes within the site surplus to the City's highway requirements. The construction is to be completed in two phases. The easterly portion to commence immediately and the westerly portion later. Utility work is required in the westerly portion to serve the earlier development. The streets and lanes in the easterly portion can now be closed and subdivided with adjacent lands for the site. The streets and lanes in the westerly portion, although closed, will not be physically closed to traffic until they are required for utility work or construction work. As the development proceeds, the site is to be consolidated and subdivided in a manner satisfactory to the Approving Officer and meeting the requirements of the Land Registry Act.

I RECOMMEND that the following streets and lanes be closed, stopped up and title taken thereto or that they be conveyed to the School Board. The highways so closed then be subdivided with the abutting lands.

- (a) The streets and lanes outlined red, blue, green, brown, purple and yellow on plan marginally numbered L^c 497.
- (b) The west 5 feet of Lots 9 to 16, Block 38, D.L. 264A established as lane.
- (c) The west 6 feet of Lots 1 to 3 and Lot 5, Block 28, D.L. 264A established as lane.
- (d) The streets and lanes outlined red and green on plan marginally numbered LE 3922.
- (e) The east 10 feet of Lots 9 and 10, Block 26, D.L. 264A established as lane."

Your Board RECOMMENDS that the foregoing be approved.

2. Watermain Installation - 1973 Capital Budget

The City Engineer reports as follows:

"New developments along N. Kent Avenue, east of Elliott have overloaded an old 2" water pipe with the result that these properties are deficient in supply. For this location, the permanent pipe size for domestic and fire supply is 12" diameter.

<u>Avenue</u>	<u>From</u>	<u>To</u>	<u>Est. Cost</u>
N. Kent Ave.	Elliott	500' E. of Elliott	\$12,000

I RECOMMEND that the installation of a 12 inch water main on N. Kent Avenue, as mentioned above, be approved and that \$12,000 be appropriated for this work from the 1973 Capital Budget 'Provision for Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

3. Closure of Streets and Lanes for John Hendry Park, D.L. 195, 264A and 752 19th Avenue and Victoria Drive

The City Engineer reports as follows:

"John Hendry Park site includes lots whose titles are in the name of both the City of Vancouver and the Corporation of South Vancouver and the park contains streets and lanes which have not been closed. Portion of some of the lots are now highway and should be dedicated as such. It is desirous to consolidate all of the parcels in the park to make one parcel.

Cont'd . . .

Board of Administration, November 2, 1973 (WORKS - 2)

Clause 3 cont'd

I RECOMMEND that all the portions of highway shown outlined brown, blue, green, purple, red, yellow and orange on plan marginally numbered LA 185 be closed, stopped up, title taken thereto and then subdivided with the adjacent lands to create one parcel for the park site."

Your Board RECOMMENDS that the foregoing be approved.

4. Funds for Additional Construction Equipment

The City Engineer reports as follows:

"Due to the expanded sewers construction workload, a great deal of equipment is being rented for use on sewer projects. Much of this equipment is for specialized applications which do not justify City equipment ownership. However, some units are being rented virtually on a full-time basis, and rental costs for the project duration exceed the purchase cost of a unit. If such units could be purchased immediately, direct savings to the City would result.

We are recommending in this report that money be provided for the immediate purchase of units now on rental or about to be rented from private firms, as outlined below.

a. Additional Back-Hoe Mounted Pavement Breaker

The City presently owns one back-hoe mounted hydraulic pavement breaker, which is used for breaking out asphalt and concrete surfaces for the purpose of sewer line construction. Arrangements have now been made for rental of a second breaker, at a rental cost of \$800 per month, or a total of \$14,400 for the 18-month period it is needed. A new machine is estimated to cost \$10,000. Purchase rapidly would save \$4,400. Under normal circumstances, delivery could take several months, during which time a machine would have to be rented. Tenders for machines available locally for immediate delivery would provide a machine within a reasonable time while maintaining a competitive purchasing approach.

The Director of Finance advises that money is available from the Contingency Reserve Fund:

The City Engineer RECOMMENDS that \$10,000 be allocated from Contingency Reserve Fund for the purchase of a back-hoe mounted hydraulic pavement breaker.

b. Compaction Equipment

In order to restore street and sidewalk surfaces properly, without future settlements resulting in unsightly and hazardous conditions, material replaced in trenches must be compacted. The City of Vancouver owns three large walk-behind vibrating compactors for this purpose, and has another two on rental. The two on rental were to be returned this fall, but the present projects will add another 12 to 18 months rental. The rental cost to date is \$3,150 each, and would increase to an estimated total of \$11,600. The purchase price of these compactors is approximately \$5,000 each. However, the supplier of the rental equipment will allow 85% of our rental costs to date to be used as part of the purchase payment. This makes the purchase cost of the two compactors on rental approximately \$2,500 each plus rental cost to November 1, 1973.

Cont'd . . .

Board of Administration, November 2, 1973 (WORKS - 3)

Clause 4 cont'd

Funds are available in the 1973 General Revenue Budget for a back-hoe mounted compactor (\$6,350) but because of the many sewers construction projects in progress, we do not have enough back-hoes for this use. We are proposing that the two walk-behind compactors now on rental be purchased instead of the hoe-mounted compactor.

To avoid long term rentals in future, our 1974 and 1975 equipment requirements are now being reviewed in depth. Additional units may be requested in advance of the 1974 budget in subsequent Council reports.

The City Engineer RECOMMENDS that the two Vibro-Max model ATN2000 Compactors we have on rental from Walkem Machinery Ltd. be purchased at a total cost of \$4,715 (\$2,352.50 each plus 85% of the rental cost to November 1, 1973) plus 5% Provincial Sales Tax, instead of the back-hoe mounted compactor."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

5. Sewer Outfall: Terminal Avenue-Pollution Control Branch: Appeal

The City Engineer reports as follows:

"The Provincial Government is establishing environmental control through the Pollution Control Branch by means of permits to discharge sewage effluent. These permits regulate the quantity and quality of effluent discharged from both public and private outfalls and may establish flow, measurement and sampling requirements which must be met by the permit holder.

At the instruction of the Pollution Control Branch, the City forwarded an application on May 2, 1972, for a permit to cover the discharge from the Terminal Avenue storm drain outfall. At the time, this outfall was the outlet for major combined sewage overflow for about an eighth of the City and, as a result, was a significant pollution source in False Creek. On July 4, 1973, a permit was issued to the City for this facility, together with a letter of transmittal setting out the basis on which the permit was granted, and establishing monitoring and flow measurement requirements. Once issued and agreed to by the City, the permit conditions cannot be changed by the City.

For some time prior to our application to the Pollution Control Branch for a permit, we had been evaluating with the Greater Vancouver Sewerage and Drainage District methods of reducing the pollution from this facility. We established design changes to be pursued when the CNR agreement in False Creek Flats was finalized. Since then, we have completed construction in the sewer system related to the Terminal Avenue storm drain which significantly changes the basis on which the permit was issued. Further changes will take place within the next few months, which will eliminate the major overflow into the Drain, and reduce the pollution load reaching False Creek. The permit letter of transmittal does not reflect these changes.

Pollution Control Branch permits have a legal as well as technical significance. With the advice of the Law Department, we concluded that an appeal should be lodged against the permit in order to ensure that the changed situation is reflected in the permit. The City's objections in no way conflict with the Pollution Control Branch's objective of improving the environment.

The Pollution Control Board has now advised us that our appeal will be heard on November 15 in Victoria. The Deputy City Engineer and two members of his staff, plus a member of the Law Department, should attend to present the City's case.

CONT'D.

Board of Administration, November 2, 1973 WORKS - 4)

Clause 5 cont'd

The City Engineer RECOMMENDS Council authorize the attendance of the above officials at the appeal hearing."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 263

Board of Administration, November 2, 1973 (SOCIAL - 1)

SOCIAL SERVICE & HEALTH MATTERS



RECOMMENDATION

1. Health Department:
Reorganization

The Medical Health Officer, together with the Administrative Analyst, has reviewed the present organization of the Health Department and recommends the following changes:

- (i) That the Director of the Environmental Health Division and the City Analyst report as Division Heads directly to the Medical Health Officer.
- (ii) That the Senior Speech Therapist, Senior Nutritionist and Public Health Educator, report to the Director of Clinical Services.
- (iii) That the Director of Environmental Health undertake the supervision of the Community Care Facilities program.
- (iv) That the Assistant Medical Health Officer of the East Unit make daily visits to the Vancouver General Hospital, Isolation Wing, to authorize retention or release of patients suffering from communicable diseases.

Both the City Medical Health Officer and the Director of Clinical Services will be available for consultation and advice when required by the Assistant Medical Health Officer on items concerning this specialized communicable disease control program.

In the absence of the Medical Health Officer in case of vacations, sickness, or other authorized purpose, it is recommended that the Director of Clinical Services be named Deputy Medical Health Officer.

Attached to this report are two charts:

- Chart 'A' - Outlining the present organization.
- Chart 'B' - The organization of the Department after adoption of the changes recommended by this report.

Your Board RECOMMENDS approval of the organizational changes outlined above for the Health Department and the organization as shown on Chart 'B'.

FOR COUNCIL ACTION SEE PAGE(S) 263

A-3

Board of Administration, November 2, 1973 (HARBOURS - 1)

HARBOURS & PARKS MATTERS

RECOMMENDATION:

1. Protection of City Beaches from Oil Spills in the Harbour

The City Engineer reports as follows:

In recent weeks, there have been two oil spills in the harbour which have resulted in oil reaching the City beaches. In both cases, City personnel were at a disadvantage in that there was no established channel of communication with the Federal Agencies responsible for oil spill clean-ups and there were no emergency stock piles of material available for immediate use by the City or Parks Board.

This report analyses the clean-up operation of the two oil spills and recommends the establishment of a beach protection plan which will provide Parks Board and Engineering forces with information, procedures and materials immediately an oil spill is reported.

The City Engineer reports as follows:

History

"The Ministry of Transport personnel are informed of oil spills when they are discovered and take action immediately to attempt to contain the oil by booms and other devices before it reaches the shores. However, in the two recent spills, the Federal Agencies were not able to contain the oil and took the position that actual protection of the beaches was the responsibility of the local governments because the Federal authority has no forces of its own. It does, however, hire private clean-up firms for the containment work and could make arrangements with these firms for beach protection as well.

Without previous experience on handling such emergencies, no reserve of oil-absorbing materials such as peat and straw and only a few hours to make preparation before the oil was actually at the beaches, the City was at a disadvantage during the recent oil-spills.

The Municipality of Surrey was forced to fight oil on its beaches in recent years.

It is apparent that Vancouver and its neighbouring municipalities cannot assume that clean-up efforts by the Ministry of Transport and other senior government agencies can be sufficient to keep the local beaches free of oil, nor can they assume that, when the oil reaches the beaches, the Federal agencies will be able to muster the manpower, equipment and materials to prevent the beaches becoming oil-soaked. Some improvements in the present arrangements with the Federal Authorities is necessary.

Proposed Protection Plan

If the local beaches are to receive the best possible attention in order to keep the damage by oil to a minimum, a beach protection plan should be developed which will provide an emergency supply of material and an operational procedure which assures quick action. It is necessary to have close liaison with the Ministry of Transport who can advise the designated City officials of oil spills as soon as the spill has been reported and provide other information such as location of spill, direction of oil movement and most likely beach area to be endangered.

The following steps would be required in order to prepare the plan:

Cont'd . . .

Board of Administration, November 2, 1973 (HARBOURS - 2)

Clause 1 cont'd

1. The local office of the Ministry of Transport be requested to delegate personnel to meet with the City Engineering Department and Parks Board personnel to plan operational procedures to protect City beaches.

Such a plan would in no way relieve the Ministry of Transport of its responsibility, but, would provide a land operation under its direction to supplement the existing marine operation. All costs for stored material and cleaning operations should be charged to the Federal Government which can recover them from the persons causing the spill. Alternately, the Federal Government can make arrangements with private clean-up firms to do shore clean-up.

(City Council may wish to invite other municipalities to these meetings and expand the scope of the plan to include all beaches in Burrard Inlet).

2. The latest proven methods and materials to protect beaches from oil should be researched and incorporated in the approved procedure.
3. The need for emergency stockpiles of materials and tools should be discussed at the meetings and the number, locations and estimate of the cost of such stockpiles should be determined.
4. When the above information has been obtained and a protection plan prepared, a report containing all the information would be submitted to Council for its approval.

I RECOMMEND that the above steps to produce a Beach Protection Plan be approved."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 263

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Amendments to By-laws to Transfer some Powers of the Technical Planning Board to the Director of Planning

The Director of Planning and Civic Development, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"The Technical Planning Board has recently reviewed its role as set out in By-law No. 3497 of the City of Vancouver, and concluded that it would be preferable if the Board no longer had to deal with Conditional Uses. It also concluded that approval of Conditional Use development permit applications and relaxation should be assumed by the Director of Planning on the basis of recommendations to him from the Development Permit Committee. The Board considers that this will enable it to deal more adequately with its other responsibilities as set out in By-law No. 3497, and will also simplify the process of dealing with development permit applications.

At the present time all amendments to the Zoning and Development By-law are recommended to Council by the Technical Planning Board. It is proposed that the Director of Planning and Civic Development should be responsible for recommending to Council on rezoning applications and that it should be in his discretion to refer such amendments to the Technical Planning Board.

The Technical Planning Board, on October 19th, unanimously adopted the following resolution:

'THAT IT BE RECOMMENDED to City Council that By-law No. 3575 being the Technical Planning Board By-law, By-law No. 3844 being the Board of Variance By-law, and By-law No. 4722 being the Urban Design Panel By-law, and such other by-laws as may be affected, be amended to reflect the following changes:

- (a) (1) That the power to approve or disapprove conditional uses shall be vested in the Director of Planning after having received advice from the Development Permit Committee;
- (2) Such committee shall be composed of representatives of the Department of Permits and Licenses, the Engineering Department, the Health Department and the Planning and Civic Development Department;
- (3) The Chairman of the Committee shall be the Director of Planning and Civic Development or his nominee.
- (b) THAT the powers to relax the Zoning and Development By-law and to deal with amendments or revisions thereto, now possessed by the Technical Planning Board, be transferred to the Director of Planning and Civic Development.
- (c) THAT the Corporation Counsel be instructed to obtain an amendment to the Vancouver Charter to provide that the appellate jurisdiction of the Board be transferred to the Director of Planning and Civic Development.'

The Technical Planning Board is presently reviewing its role under By-law No. 3497 as a coordinating and advisory Board in the formulation of advice to Council on overall plans and policies for the City. This will be the subject of a further report to City Council."

Your Board fully endorse the recommendation of the Technical Planning Board and note that a Council decision is required on this report before the report on Development Permit Applications can be completed.

Board of Administration, November 2, 1973 . . . (BUILDING - 2)

2. Director of Planning:
Consultant Services

The Director of Planning and Civic Development reports as follows:

"Since coming to Vancouver to take up the position of Director of Planning and Civic Development, I have already found that the Department lacks a number of basic skills, which I believe are essential to the ongoing work of the Department, urban design, communication and management among them. Similarly, I find that the Department would benefit by exposure to some of the imaginative professional resources in Vancouver, particularly bearing in mind the need to be creative in such things as the Downtown Zoning Review and the City outside the core.

I anticipate that it will be several months before I can report on needed restructuring and staffing of the Department but, in the interim period, I must have the authority to call in experts on a consultant basis in order to take care of these areas of need and, at the same time, to work on the overall restructuring.

I would therefore like to have available to me an amount of money which will enable me to call in consultants where necessary and where available to assist in the work of the Planning Department. I estimate that the amount of money required to take care of the above proposal will be approximately \$10,000.

There are certain allocated funds in the 1973 Budget for Consultant Services - Civic Development Division which it is not anticipated will be spent this year; it is therefore suggested that \$3,000 be allocated from this source for the balance of 1973; that \$4,000 be provided from 1973 Contingency Reserve and that \$3,000 be approved for 1974 in advance of the 1974 Revenue Budget. The Director of Finance states that these budget arrangements can be made.

I therefore RECOMMEND that the sum of \$3,000 be transferred from the 1973 budget for Consultant Services - Civic Development Division, that \$4,000 be provided from Contingency Reserve (1973), and that \$3,000 be approved for 1974 in advance of the 1974 Revenue Budget, for an account entitled "Consultant Services - General"; and that the total sum of \$10,000 be available at the discretion of the Director of Planning and Civic Development for the employment of consultants to assist in those areas of the Planning Department which are presently lacking and to work on the necessary reorganization of the Department."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be adopted.

Board of Administration, November 2, 1973 (BUILDING - 3)

3. Strathcona Rehabilitation Project:
MacLean Park Adventure Playground

The Director of Planning and Civic Development reports as follows:

"On December 5th, 1972, Council approved a recommendation of the Strathcona Rehabilitation Committee to allocate a total of \$20,000 from the contingency fund of the Strathcona Project to pay for materials for a playground being constructed with an LIP grant adjacent to the MacLean Park Housing Project. The City's share of this \$20,000 is \$5,000, which was provided from Redevelopment Funds.

The project was administered by the B.C. Housing Management Commission, who have reported that there has been an overrun on the cost of the materials of \$1,981.

This matter has been discussed by the Strathcona Rehabilitation Committee, and the Provincial and Federal representatives have approved the expenditure of this amount from the contingency funds. The Strathcona Property Owners & Tenants Association has approved it on condition that any other surplus funds be used for continuing rehabilitation in the Strathcona area. (It is estimated that the uncommitted balance of the funds will amount to approximately \$1,820,000, and a report on the expenditure of this will be forthcoming from the SRC.)

It is therefore RECOMMENDED that:

Council approve the expenditure of \$1,981, being the overrun and cost of materials for the MacLean Park Adventure Playground and provide an appropriation of \$495 from Redevelopment Funds for the City's share."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 264

Board of Administration, November 2, 1973 (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

A-5

1. Shops Closing By-law Enforcement:
Letter from Olympic Sports Ltd.

The Chief License Inspector reports as follows:

"In 1951 the License Office had two inspectors attached to its staff to check retail stores for violations of the Closing By-law and to give warnings and lay charges if required. In 1954 the License Office by resolution of Council ceased this function and the enforcement of this By-law was assumed by the Vancouver Police Department.

Our office has, however, continued to be the information centre for enquiries re this by-law and we receive many calls each week when we inform store owners and citizens of the hours of operation for the various retail establishments.

On September 11, 1973, I received a telephone call from the City Prosecutor's Office pointing out that Olympic Sports Ltd. of 1219 West Georgia Street was advertising being open on Wednesday, September 12, and on Sunday, September 16. I called the next day at Olympic Sports Ltd. and gave the manager a copy of the by-law. I told him I did not enforce the provisions of the by-law, but that I wanted to be sure he was aware of them. I further stated that our office did not enforce the Lord's Day Act concerning Sunday operation.

Generally speaking the Shops Closing By-law requires retail stores, with some exceptions such as book stores, corner stores, drug stores, record stores, etc., to close at 6:00 P.M. on Monday, Tuesday, Wednesday and Saturday and 9:00 P.M. on Thursday and Friday.

I have made evening checks recently and in my opinion some shops are operating in violation of the Closing By-law.

I would recommend that the whole matter of store closing hours be referred to the Standing Committee on Finance and Administration."

Your Board RECOMMENDS the foregoing recommendation of the Chief License Inspector be approved.

FOR COUNCIL ACTION SEE PAGE(S) 264

Board of Administration, November 2, 1973 (FINANCE - 1)

FINANCE MATTERS

A-7

RECOMMENDATION

1. Interest on Prepayment of Taxes

Your Board has received the following report from the Director of Finance:

"Under authority of Section 412 of the Vancouver Charter City Council has the power to determine by bylaw the interest rate to be paid on prepayment of taxes and also to determine the applicable terms and conditions.

The applicable bylaw is No. 4018, as amended. When necessary, Council, on the advice of the Director of Finance, determines the interest rate that shall be paid and passes the necessary amending bylaw.

The current rate of interest is 5% and interest is to be paid on tax prepayments received between November 1, 1973 and March 31, 1974, from the date of prepayment to June 30, 1974, the approximate date when taxes are payable without penalty.

The larger commercial and industrial concerns are unlikely to be attracted by any economic (from the City's point of view) interest rate the City will pay. The primary attraction is for the smaller taxpayers, particularly those who prefer to make regular instalment payments.

The City's current borrowing rate, i.e., the prime rate, is 9%. There is no reason to believe that the prime rate will be significantly lowered within the next six months. Considering the clerical cost of handling small prepayments, it would be economic for the City to pay 7% on tax prepayments commencing November 1, 1973.

I have taken the liberty of requesting the Corporation Counsel to prepare the necessary amending bylaw and it is submitted to Council concurrently with this report.

I therefore recommend

That Council approve the recommendation increasing the interest rate payable by the City on tax prepayments from 5% to 7% and amend by-law No. 4018 accordingly, effective November 1, 1973. "

Your Board recommends that the above recommendation of the Director of Finance be adopted.

2. Welfare and Rehabilitation Department
Office Equipment for Approved Staff

The Director of Welfare and Rehabilitation reports as follows:

"On May 29, 1973, City Council adopted a clause of a report of its Standing Committee on Social Services which authorized an increase in the number of established positions by 32½. The original report made note of the fact that, because furniture and equipment costs could not be accurately determined at the time, any additional equipment required would be requested in a subsequent report.

Similarly, on March 27, 1973, City Council adopted a recommendation authorizing additional clerical staff in the new North District Office and the Robson Street sub-office, and as in the previous report noted above, no funds were requested for essential office equipment.

cont'd....

Board of Administration, November 2, 1973 (FINANCE - 2)

Clause #2 continued:

The staff in need of office equipment to properly perform their assigned duties are:

- 1 Accounting Clerk II - Accounting Branch
- 1 Telephone Operator Typist - North District Office
- 1 Information Clerk - North District Office
- 1 Telephone Operator Typist - Robson Street Sub-Office

The equipment requirements are one calculator and three electric typewriters, at an estimated cost of \$1,700.00.

Provision of Funds

The Comptroller of Accounts advises that the funds required, estimated at \$1,700.00 are not available in the department's 1973 budget but are available from Contingency Reserve."

Your Board RECOMMENDS that the foregoing request of the Director of Welfare and Rehabilitation be approved, and funds in the amount of \$1,700.00 be provided from Contingency Reserve.

3. Staff Changes in the Sewers Operations Branch

The City Engineer reports as follows:

"In 1971, Council authorized a substantial increase in sewer works to be constructed by the City. To a large extent, the increases were intended to reduce pollution in waters around Vancouver, and to comply with new provincial pollution control regulations. This construction program is now in full swing, and deadlines for reconstruction in the West End, downtown, and False Creek Flats east of Main are being met.

After Council authorized the expanded program, several steps were taken to ensure the program could be carried out. Our outside forces in the Sewers Operations Branch were increased (now 220 compared to our previous level of 140); an additional three construction crews were formed and outfitted (now 6 crews, compared to our previous level of 3); arrangements were made to rent from outside sources a substantially increased volume of equipment (now about \$600,000 per year, compared to less than \$100,000 in 1971 when less specialized equipment was required and crews were largely equipped with City-owned trucks and equipment). All these actions result directly from Council's provision of capital funds. Additional staff changes in the Sewers Operations Branch are now required, but because they involve foremen and inside union staff, Council's authority is required even though the costs are charged to capital accounts.

By providing capital funds, Council has provided the funds for temporary foreman positions which are charged directly to the capital works in progress. With Board approval, three additional construction crew foremen and an additional general foreman position have been established on this temporary basis, and a rented car has been provided for the general foreman. These positions should now be made permanent, and authorization to purchase an additional car and radio granted, since work is expected to continue at this level in the foreseeable future.

As part of the present contract agreement with the Foremen's Association, all foreman positions are being reviewed by the Director of Personnel, and classification changes may be forthcoming. Such changes would, of course, also apply to these positions. However, at present rates, the cost of the four foreman positions is about \$59,500 per year. This cost is distributed totally to capital appropriations and no additional funds need to be provided in the revenue budget.

cont'd....

Board of Administration, November 2, 1973 (FINANCE - 3)

Clause #3 continued:

The additional car and radio required should be ordered as soon as possible to avoid excessive rental costs; the purchase price is estimated at \$4,200. This amount would have to be provided from Contingency Reserve.

As might be anticipated, the substantially enlarged program has generated a major increase in clerical work. Our present staff of four clerks is not able to continue our normal costing and record keeping procedures as well as maintain the increased volume of payrolls and invoice handling. This has placed an additional clerical burden on outside staff, who should not be doing the clerical work now required of them. In keeping with the doubling of the number of construction jobs in progress at any time, and the nearly 60% increase in labour force, an increase of two clerks is required. The cost estimates for these positions given below are based on the Clerk III level, with a 7½-hour working day, in keeping with other clerks in the Branch. However, the positions are subject to review by the Director of Personnel, and classifications will be reported on to the Board of Administration.

These two clerical positions will cost about \$19,500 per year at present rates. Provision must also be made for holiday relief - about \$1,200/year. These costs would be totally distributed to capital appropriations. An additional \$1,000 for office equipment, etc., must also be provided.

The distribution of these costs to our capital program would be made through our normal accounting distribution. The increases noted above would increase the cost of each sewers capital job by less than 1%.

Staff requirements in the design branch were also reviewed at the time the expanded program was authorized, and additional design staff was approved. We advised that we would report further on design staff requirements when the program workload had stabilized. Further increases will be required to keep up to date and carry out major pollution and design studies in this rapidly changing field. However, we will not be able to report completely on this until the requirements resulting from the Pollution Control Branch Public Inquiry into Discharges Originating from Municipalities are available. When these requirements are made public, a report covering design branch staff will be forwarded to Council.

Summary of Changes and Recommendation

Four temporary foreman positions in the Sewers Operations Branch will be required for the foreseeable future, and should be made permanent. Two additional clerical positions should be provided for processing payrolls and billings, and maintaining costing and construction records. A City car and radio and office facilities are also required. If approved, costs will be distributed as tabulated below.

	<u>Change</u>	<u>Costs</u>
3 - Foreman II positions	Temporary to permanent	\$45,000 per year charged directly to capital appropriations
1 - Foreman III position	Temporary to permanent	\$14,500 per year distributed to capital accounts
2 - Clerical positions	Additional	\$19,500 per year distributed to capital accounts

cont'd....

Board of Administration, November 2, 1973 (FINANCE - 4)

Clause #3 continued:

Car, radio, desks, etc.	\$5,200 initial cost provided from Contingency Reserve
Vacation relief	\$1,200 per year distributed to capital accounts

This has been discussed with the Municipal and Regional Employees' Union and the City of Vancouver Foremen's Association, who concur.

The Director of Finance advises that Contingency Reserve funds can be provided as outlined above.

The City Engineer RECOMMENDS that the foregoing changes be approved."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

4. Additional Staff: Revenue and
Treasury Division, Finance Department

Your Board has received the following report from the Director of Finance:

"The City Treasurer/Tax Collector is presently reviewing the staff organization of the Revenue and Treasury Division of the Finance Department. This review is being carried out in anticipation of the change-over to the twice-yearly tax billing, and in view of the fact that such a review has not taken place for several years. Further reports will be forthcoming regarding the Collections Branch of the Division and the Divisional Management structure. Since a new highly computerized system is required for the twice-yearly tax billing, it is essential that the division be properly staffed and the work be completely up-to-date when the change-over is made. (Anticipated November 1974)

The first report is requesting the addition of two staff, one temporary Clerk in the office, and one permanent Cashier as explained in Sections (A) and (B) as follows:

A. Tax Office

Considerable and undesirable back-logs of work are being experienced in the Tax Office of the Revenue and Treasury Division. These back-logs have resulted because of the following:

- (a) the back-log situation resulting from the 1972 strike carried over into the 1973 work schedule;
- (b) extended illness (3½ months) of the senior tax clerk (Clerk V);
- (c) delay experienced in obtaining replacement for a vacant Clerk III position;
- (d) increased demand for the services of the tax clerk who performs cashier-relief functions; and
- (e) a generally increasing work-load in attempting to provide an acceptable level of service to the public.

cont'd.....

Clause #4 continued:

It is estimated that five months of temporary help at the Clerk I level is required to eliminate existing back-logs and to achieve and maintain a current position of the work loads and schedules prior to the commencement of the 1974 tax year work schedules. The temporary help would be employed to relieve the Clerk III's of some of their day-to-day duties, e.g., mail opening, routine telephone enquiries, posting of tax payments and tax certificates, in order that their experience and time may be concentrated on those areas requiring their ability and experience.

The estimated costs for 1973 will be as follows:

1 Clerk I - 2 months @ \$436	\$872.00
Fringe benefits	<u>88.00</u>
Total	<u>\$960.00</u>

This expense was not provided for in the 1973 Departmental Budget; the Comptroller of Accounts advises that the additional funds would be provided from Contingency Reserve.

Provision for the other three months of temporary help in 1974 (estimated at \$1,440) will be made in the 1974 Departmental Budget.

B. Cashier

A requirement for an additional permanent position of Cashier II exists in the Revenue and Treasury Division of the Finance Department commencing January 1, 1974. This requirements has been precipitated by:

- (a) the Permits and Licenses Department has, under an agreement with the Director of Finance, been providing a relief cashier in the East Wing for lunch hours, rest periods and when cash receipts are being balanced; this arrangement has consumed approximately 50% of the incumbent Clerk II's time; because of increased complexity and volume of work involved in maintaining the Projecting Sign Fee Accounts Receivable assigned to the Clerk II position it will not be possible for the Permits and License Department to provide a relief cashier after December 31, 1973; and
- (b) although there is provision for two of the clerical staff of the Tax and Water Rates Offices to be trained and paid to act as relief cashiers during vacation, illness, and rush periods it has not been possible to obtain volunteers for this function; only one clerk (a Clerk III in the Tax Office) has been available during 1973 and he has requested to be relieved of the function prior to January 1, 1974.

At present the following permanent full-time cashier positions are provided for the Revenue and Treasury Division:

- (a) Cashier III - acts as head cashier, performs cash balancing duties and relieves the Cashier II in the main City Hall; and
- (b) 2 Cashier II - One is located in the main City Hall and one in the East Wing.

cont'd.....

Board of Administration, November 2, 1973 . . . (FINANCE - 6)

Clause #4 continued:

The day-to-day relief cashiers are provided through the Cashier III and through the Clerk II assigned by the Permits and License Department and at times by the trained Clerk III from the Tax Office.

The present arrangement has not been completely satisfactory and it is apparent that an increase in the number of permanent cashier positions is required. Moreover the following advantages will accrue:

- (a) there will be less disruption to the flow of clerical work in the Tax Office;
- (b) a greater degree of flexibility will exist in the employment of cashiers and the controlling of cash receipts; and
- (c) the need for temporary help cashiers will be reduced. (Estimated \$1,500)

The estimated additional costs will be approximately:

	<u>1974 (1973 Rates)</u>	<u>Maximum Annual Costs</u>
Cashier II	\$ 7,260	\$8,640
Fringe Benefits 12½%	908	1,080
	<u>\$ 8,168</u>	<u>\$9,720</u>
<u>Less</u>		
1 Clerical differential @ \$21.00 each per month	\$ 252	\$ 252
Temporary Help	1,500	1,500
Total	<u>\$ 6,416</u>	<u>\$7,968</u>

No additional furniture or office equipment is required.

The Director of Personnel Services has reviewed the duties and responsibilities of the positions and recommends the following classifications:

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One new permanent position	Cashier II Pay Grade 15 (\$605-720)	January 1, 1974
One temporary position 5 months	Clerk I Pay Grade 7 (\$436-503)	November 1, 1973

Recommended that:

- (i) A temporary Clerk I be established in the Revenue and Treasury Division of the Finance Department for a 5-month period commencing November 1, 1973.
- (ii) One permanent position of a Cashier II be established in the Revenue and Treasury Division of the Finance Department effective January 1, 1974.
- (iii) The Report of the Director of Personnel Services on classification be approved.
- (iv) The additional funds required in 1973 estimated at \$960 be provided from Contingency Reserve for the Clerk I position."

Your Board RECOMMENDS the foregoing recommendations of the Director of Finance be approved.

CONSIDERATION

5. Grant of \$10,000 from the Vancouver Foundation to the Vancouver City Archives for Project Entitled "Conserving Vancouver's Cultural and Educational Heritage".

The City Clerk reports as follows:

"The City Archivist has informed me that by letter dated the 26th of September 1973, Mr. G. Peter Kaye, the Executive Director of the Vancouver Foundation, stated as follows:

'Your letter and brief dated August 7th requesting support from the Vancouver Foundation for your program for "Conserving Vancouver's Cultural and Educational Heritage" were considered by our Cultural Committee at a recent Meeting.

We are prepared to provide a grant of \$10,000 for one year to enable you to proceed with the restoration and preservation of old manuscripts and relics that have been handed over to your collection.

Our cheque in favour of the City of Vancouver Archives is enclosed, for which we would like an acknowledgment.'

The City Archivist also reports that these funds will be expended in accordance with proper financial and audit procedures of the City of Vancouver. And, it will allow the City Archives to retain the services of a specially trained individual for the period of one year to begin the process of de-acidification, sizing and lamination, and general paper repair of the very early records of the City. The objectives of the program as stated to the Vancouver Foundation were as follows:

- '1. The stained, tattered, broken and torn condition of some items in the archival collection makes it impossible to put some very interesting and very valuable items on display. This project would enable the Vancouver City Archives to display more of the items in its collections to the general public. A larger variety of material would make school tours more interesting for students.
2. Some historical and educational materials and papers have to be 'closed' to the public, because of their extremely fragile condition. This project would again make this material available for research purposes.
3. A large number of items in the Collection are already in an extremely critical state and must be dealt with very soon in order to preserve and conserve material of vital interest to future generations in the Greater Vancouver area.

cont'd....

Board of Administration, November 2, 1973 (FINANCE - 8)

Clause #5 continued:

This request would enable the Vancouver City Archives to deal with the most critical problems in order of priority, by the establishment of a paper conservation program.'

It is requested the Council extend appreciation to the Vancouver Foundation on behalf of the City of Vancouver for their support of the City Archives program for 'Conserving Vancouver's Cultural and Educational Heritage.'"

YOUR BOARD submits the foregoing for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 265

Board of Administration, November 2, 1973 (PERSONNEL - 1)

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Leave of Absence Without Pay:
Mr. Gordon Anderson,
Vancouver Fire Fighters' Union, Local 18

The Director of Personnel Services reports as follows:

"On November 7th, 1972, City Council adopted the recommendation of the Board of Administration which granted leave of absence without pay to Mr. Gordon R. Anderson for a term of one year, effective January 1st, 1973, for the purpose of conducting union business with the Vancouver Fire Fighter's Union on a full-time basis.

I have again received a request from the Vancouver Fire Fighter's Union that Mr. Anderson be granted leave of absence without pay for another one year period effective January 1st, 1974.

This request from the Fire Fighter's Union coincides with the City's policy of granting leave of absence without pay to Union members on a year to year basis.

As the Fire Chief concurs with this request, I recommend that Mr. Gordon R. Anderson be granted leave of absence without pay for one year effective January 1st, 1974."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Closing of Civic Offices:
December 24, 1973

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Monday, December 24th, 1973 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service, such as garbage collection, bridge tenders, etc., and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24th, and is not in the nature of a statutory holiday."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

Board of Administration, November 2, 1973 (PERSONNEL - 2)

3. Safety Training for Engineering
Department Outside Workers

The City Engineer reports as follows:

"The City's Safety Officer has advised the Engineering Department of a proposal to provide safety training for outside workers. This training is in keeping with the safety policy and program approved earlier this year by Council. It will involve approximately one-half an hour of training time for every outside worker before the end of the year. The training per worker is expected to rise to one hour in 1974.

The cost of this training will be approximately \$3,000 in 1973. Funds for this purpose should be provided from Contingency Reserve. The Director of Finance advises that funds are available in Contingency Reserve for this purpose.

I RECOMMEND that Council authorize the expenditure of \$3,000 from Contingency Reserve for safety training of Engineering outside workers in 1973."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

4. Attendance at Second National Conference "New
Systems in Law Enforcement and Criminal Justice"
Chicago - November 7th & 8th, 1973
Mr. D. Mead, Systems Analyst

The Co-ordinator of Data Processing & Systems reports:

"The Attorney-General has decided to send a team of technical representatives to the above conference which is sponsored by New York University. He has invited Mr. D. H. Mead, Systems Analyst, to join the group at the Province's expense. The only cost to the City would be for his time (3 days).

Mr. Mead is currently involved in studies relating to Computer applications in the Courts. While he is in the mid-west, there would be an advantage for him to visit Kansas City where significant work is being done in providing an integrated approach to local criminal justice information needs. One day will be sufficient. The estimated cost to the City would be \$86.25 plus one day leave with pay. The Comptroller of Accounts advises that funds are available in A/C No. 7090/929, Travel Expenses Staff Officials.

I RECOMMEND that Mr. D. H. Mead, Systems Analyst,

- (a) Be granted 3 days leave with pay in order to travel to Chicago Nov. 7th & 8th at the expense of the Province.
- (b) Be granted leave with pay and authorized to travel to Kansas City on Nov. 9th at an estimated cost of \$86.25."

Your Board RECOMMENDS the foregoing recommendations of the Coordinator of Data Processing & Systems be approved.

Board of Administration, November 2, 1973 (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition For Knight Street Widening
25th Avenue to 33rd Avenue

The Supervisor of Property & Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement throughout to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

- (A) Lot 29 of Sub. 1, Block 18, D.L. 391 & 392
4329 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. \$ 462.00
2. City Engineer to repair and make good any damage to lawn adjacent to new front property line at no cost to owner.

- (B) Lot 23 of Lot 1, Block 18, D.L. 391/392
4393 Knight Street

1. Loss of land (E 7 ft.) 269.5 sq. ft. \$ 539.00
2. Loss of shrubs \$ 25.00
3. Fence to be relocated at the new property line and any small plants to be replanted inside fence. Estimated cost \$ 370.00
4. City Engineer to repair and make good any damage to lawn at no cost to the owner.

- (C) Lot 18 exc. the West 10 ft., now lane, Block 4 of Block 5, D.L. 391 & 392
4865 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. \$ 462.00
2. Loss of shrubs \$ 25.00
3. City to replace cut stone wall and concrete grade steps and walk at new property line and repair and make good any damage to lawn at no cost to the owner. Estimated cost: \$1,050.00

- (D) Lot 23 Except the West 7 ft., Block 4 of Block 5, D.L. 391 & 392
4831 Knight Street

1. Loss of Land (E 7 ft.) 231 sq. ft. \$ 462.00
2. The City to construct a cut stone wall and concrete grade steps and walk (as compensation for the loss of hedge and shrubs) any damage to lawn to be repaired and made good at no cost to the owners. Estimated cost: \$ 525.00

Cont'd . . .

Board of Administration, November 2, 1973 (PROPERTIES - 2)

Clause 1 cont'd(E) Lot 6, Block 7, D.L. 705
4840 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. \$ 462.00
2. City Engineer to repair and make good any damage to lawn at no cost to the owner.

(F) Lot Sub. C, Block 3 in part of Blocks 1 & 3, D.L. 352
4464 Knight Street

1. Loss of land (W 7 ft.) 224.07 sq. ft. \$ 448.14
2. City Engineer to repair and make good any damage to lawn at no cost to the owner.

(G) Lot 2, Block 2 of the south part of Blocks
1 & 3, D.L. 352
4324 Knight Street

1. Loss of land (W 7 ft.) 356.93 sq. ft. \$ 713.86
2. The City Engineer to repair and make good any damage to lawn at no cost to the owner.

(H) Lot 7, Block 7, D.L. 705
4846 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. \$ 462.00
2. City to construct a retainer wall across the front of the house and along north property line and fill front yard to new street grade, replace lawn and front step to dwelling at no cost to the owner.
Estimated cost: \$ 900.00

(I) Lot 5, Block 7, D.L. 705
4832 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. \$ 462.00
2. City Engineer to repair and make good any damage to lawn at no cost to the owners.

(J) Lot 3, Block 7, D.L. 705
4818 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. \$ 462.00
2. Loss of shrubs and trees \$ 150.00
3. The City to construct a retainer wall across the front of the house and along the north property line to meet the new street grade, fill the area and replace lawn, reconstruct front steps to dwelling and rebuild fence at new property line at no cost to the owner. Estimated cost: \$1,800.00

(K) Lots 8 & 9, Block 7, D.L. 705
4854 Knight Street

1. Loss of land (W 7 ft.) 462 sq. ft. \$ 924.00
2. City to build new picket fence at new property line (in compensation for the loss of hedge and trees) at no cost to the owners. Estimated cost: \$ 700.00

(L) Lot 28, Block 1 of Block 18, D.L. 391 & 392
4339 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. \$ 462.00
2. City to rebuild fence and paint fence at the new property line. Reconnect concrete walk and repair and make good any damage to lawn at no cost to the owners. Estimated cost-\$325.00

Cont'd . . .

Board of Administration, November 2, 1973 (PROPERTIES - 3)

Clause 1 cont'd

(M) Lot 10, Block 7, D.L. 705
4868 Knight Street

- | | | |
|---|-------------|-----------|
| 1. Loss of land (W 7 ft.) | 231 sq. ft. | \$ 462.00 |
| 2. Rebuild and paint wire fence at new property line at no cost to owner. | | |
| Estimated cost: | | \$ 330.00 |

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis, chargeable to Code # 148/7919."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Site #20 -- Champlain Heights --
United Housing Foundation

The Supervisor of Property and Insurance reports as follows:-

"I have been asked to report on a letter to Council dated August 6, 1973, from United Housing Foundation with respect to Site #20 -- Champlain Heights. The letter is attached for information.

On May 1st, 1973, Council passed the following Resolution:-

'That Site #20, Champlain Heights, be offered for either lease or sale to the United Housing Foundation for development on the basis of a density of 15 units per net acre and within a price range of \$20,000 to \$30,000 per unit.

Further, that, when considering this matter, Council have before it a report from the Director of Planning on this recommendation.'

The letter from United Housing Foundation states that the Foundation, rather than purchase or lease directly from the City, intends to take advantage of the offer of the Provincial Government to purchase the land and to lease it to the Foundation at a preferred rate of 4% per annum on the cost price. The Foundation is requesting that the City set a sale price of \$600,000.00.

Two estimates of market value have been obtained, taking into account the maximum density of 15 units per acre with a price range of \$20,000.00 to \$30,000.00 per unit set by Council. The two estimates show the following values:-

- | | | |
|---------------------------|---|--------------|
| (1) \$82,500.00 per acre, | | |
| (10.038 acres) | = | \$830,000.00 |
| (2) \$85,500.00 per acre, | | |
| (10.038 acres) | = | \$858,000.00 |

Basing their calculations on a sale to the Provincial Government at \$600,000.00 with a lease to the Foundation at 4% of the sale price, the United Housing Foundation advise they can provide housing at a monthly payment of \$210.12 for those with an annual income of less than \$8,000.00. Using the same method of calculations and a sale price of \$830,000.00 the Foundation would be providing the same housing for the same income group at an increase in monthly payments of \$5.10.

Cont'd . . .

Clause 2 cont'd

An existing lease between the City and the Foundation for housing for low income groups on Site #18 in Champlain Heights is based on the formula of 8% of 80% of market value. Comparing the figures in the previous paragraph with those obtained by using this formula for Site #20, it would be to the advantage of the United Housing Foundation if the City sold the site to the Provincial Government at market value for lease to the Foundation at 4% of the sale price.

It is, therefore, RECOMMENDED that, upon the Provincial Government confirming it has offered to purchase the land and lease it to the Foundation at 4% of the purchase price, the City offer Lot 5, D.L. 335, Plan 14633 to the Provincial Government for the sum of \$830,000.00 plus a proportionate part of the current year's taxes, subject to the following conditions:-

1. A bulkhead agreement in favour of the City; (the site is above grade of abutting streets)
2. An option in favour of the City to repurchase the land at the same sale price less any amounts due or owing to the City and less taxes, documentation and administration fees, in the event the purchaser fails to comply with any of the following conditions of sale:-
 - (i) Lease the land to the United Housing Foundation, at 4% of the sale price, for the development of townhouses to a maximum density of 15 units per acre for sale within a price range of \$20,000.00 to \$30,000.00 per unit. Full taxes to be paid to the City of Vancouver.
 - (ii) Commence construction within twelve months, and complete construction within twenty-four months from date of registration of the deed. "Commencement of construction" to be determined as completion of foundations; "completion of construction" to be determined as all units in the project being ready for occupancy.
 - (iii) Obtain a development permit based on the following conditions of development, as set by Council, May 31st, 1968:-
 - (a) Uses
Townhouses.
 - (b) Height
The height of a building shall not exceed two storeys plus a cellar or one storey plus a basement.
 - (c) Dwelling Unit Type
On each site every dwelling unit shall provide not less than two bedrooms and not less than 75 per cent of all dwelling units shall be at least three bedrooms.
 - (d) Coverage
The maximum site coverage by surface parking areas, carports, manoeuvring aisles, driveways, loading areas, other vehicular facilities and buildings shall be 45 per cent of the net site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning and Development By-Law.

Board of Administration, November 2, 1973 (PROPERTIES - 5)

Clause 2 cont'd

Development Conditions -- Continued.

(e) Density

The maximum floor space ratio shall in no case exceed 0.50.

(f) Parking.

There shall be not less than two parking spaces per dwelling unit. Fifty per cent of all required spaces shall be located beneath the principal building(s) and/or within an accessory building.

(g) Utilities

All services shall be located underground including such things as transformers.

(h) Other

All other matters including setbacks, spacing of buildings, day-lighting, design, landscaping, provision of private outdoor living space, children's play areas, etc., shall be subject to approval of the Technical Planning Board."

Your Board RECOMMENDS THAT the resolution of Council of May 1, 1973, in connection with the offer to lease, or sale, site #20 Champlain Heights, to the United Housing Foundation, be rescinded and, further

THAT the foregoing recommendations of the Supervisor of Property & Insurance be approved.

(NOTE: RESCINDING THE PREVIOUS MOTION REQUIRES 8 VOTES)

(Delegation request: United Housing Foundation)

3. Acquisition
For Britannia Community Services
Centre Site
1537 Parker Street
Lot 19, Block 24, D.L. 264-A

The Supervisor of Property and Insurance reports as follows:-

"1537 Parker Street, legally described as Lot 19, Blk. 24, D.L. 264-A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey frame dwelling with a main floor area of 1,000 sq. ft., erected in 1910 on a site 33' x 122, zoned RM-3. The dwelling contains 7 rooms, 6 plumbing fixtures, patent shingle roof, patent shingle exterior, full concrete basement, and is heated with a gas fired hot air furnace. This dwelling is in poor condition for age and type, due to lack of general maintenance.

This property was expropriated on May 8th, 1973, but following further negotiations, the owners have agreed to sell for the sum of \$27,800.00 as of November 30th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The dwelling is not occupied by the owner, and the occupants will remain tenants of the City until February 28, 1974. It is proposed to demolish the dwelling when the tenants vacate.

The Britannia Community Services Centre now involves 77 properties. 1537 Parker Street represents the 72nd negotiated settlement.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$27,800.00 on the foregoing basis, chargeable to Code #5830/427."

Cont'd . . .

Board of Administration, November 2, 1973 (PROPERTIES - 6)

Clause 3 cont'd

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

4. Order For Possession and Appointment of Arbitrator,
1987 West 7th Avenue

The Supervisor of Property & Insurance reports as follows:

"1987 W. 7th legally described as Lot 19, Block 286, D.L. 526, is the last property required for the Senior Citizens' Housing Project (Kitsilano), at the north-east corner of 7th Avenue and Maple Street.

On February 27, 1973, City Council approved the expropriation of this property and on June 26, 1973, authorized the Corporation Counsel to apply to the Court for a Vesting Order. It is noted that the property is now registered in the name of the City of Vancouver, pursuant to a Court Vesting Order dated August 3, 1973.

These premises comprise a 2 $\frac{1}{2}$ storey frame dwelling, with a main floor area of 1,023 square feet, and full basement, erected in 1906 on a site 50' x 111.95', zoned RM-3. This house contains ten rooms, has eight plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation, and is heated by a coal and wood furnace. Condition of this single family dwelling is poor. The owner is the only occupant.

Negotiations have continued with the owner who has refused an offer of \$50,000.00. He wished the City to pay \$65,000.00 for the property. The City Solicitor has advised that an Order for Possession should be obtained in order that construction of the Senior Citizens' Housing Project will not be delayed.

Authority is also required to apply to the Court for appointment of an arbitrator as the owner refuses to appoint one or obtain any legal advice.

RECOMMENDED that the Corporation Counsel be authorized to apply to the Court for an Order for Possession and appointment of an arbitrator on behalf of the owner.

Your Board RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

5. Acquisition
For Britannia Community Services Centre Site
1529 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 20, Block 24, District Lot 264-A, known as 1529 Parker Street, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a two-storey and basement frame dwelling with a main floor area of approximately 1,114 sq. ft., erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 10 rooms -- one two-room Housekeeping unit and two sleeping rooms on the main floor, and one two-room Housekeeping unit and two sleeping rooms on the second floor; 11 plumbing fixtures, has a shingle roof, siding and shingle exterior, full concrete basement, and is heated by a gas-fired hot air furnace. The condition of the dwelling is average for age and type.

Following negotiations, the owner has agreed to sell for the sum of \$40,000.00 as of October 31st, 1973, subject to the owners retaining rent-free possession to November 30th, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

The Britannia Community Services Centre now involves 77 properties. 1529 Parker Street represents the 71st negotiated settlement.

Cont'd . . .

Board of Administration, November 2, 1973 (PROPERTIES - 7)

Clause 5 cont'd

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$40,000.00 on the foregoing basis, chargeable to Code #5830/427. "

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1539 Parker St. & 1010 McLean Drive, Lot 18, Blk. 24, D. L. 264A & Lot 15, Blk. 26, D.L. 264A	Britannia Community Services Centre	Phil Blackall	\$594.00	5830/428
367 East 8th Avenue & 2320 Brunswick Street Lot 8 & W. 16' of 7, Blk. 41, D.L. 200 A & Lot 1 Amd., Block 41, D.L. 200A	Park Site #10	Jack Olar	\$1,095.00	4189/
374 East 7th Avenue W. 1/2 of Lot 3, Blk. 41, D.L. 200A	Park Site #10	John Bulych	\$ 985.00	4189/
936 Cotton Drive Lot B of 23 & 24, Blk. 23, D.L. 264A	Britannia Community Services Centre	Johnston & McKinnon Demolitions Ltd.	\$ 900.00	5830/428
631 East 5th Avenue, Lot 6, Block 93, D.L. 264A	Re-plotting	Frank L. Gormley	\$1,275.00	4954/823
930 McLean Drive D of 10 to 12, Blk. 25, D.L. 264A	Britannia Community Services Centre	M & M Demolitions	\$ 895.00	5830/428
933 Woodland Drive, A of Lots 7 & 8, Blk. 25, D.L. 264A	Britannia Community Services Centre	Inland Wrecking & Tractor Ltd.	\$ 675.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

Department Report, November 2, 1973 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Zoning & Development By-law Amendment:
Community Facilities

The Director of Planning and Civic Development, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"The Zoning and Development By-law has to be responsive to changing community needs. One of the new types of uses not envisioned when the Zoning By-law was written is offices or other facilities for community or neighbourhood groups. There is no problem when these facilities can be located in commercially zoned areas but sometimes this is not appropriate, and sometimes it is not possible. Various community groups are now looking for premises within their own areas and there is no provision for allowing such facilities in the residential districts.

These uses should be 'conditional' so that their impact on their area can be evaluated in each case, and to allow for consultation with the neighbours to minimize conflict.

Accordingly, it is RECOMMENDED that the residential district schedules be amended by adding 'local area activity centre' to those uses requiring the approval of the Technical Planning Board.

It is further RECOMMENDED that the Director of Planning and Civic Development be requested to make application to amend the Zoning and Development By-law accordingly, and that this application be submitted direct to a public hearing after report from the Vancouver City Planning Commission."

2. Development Permit Application
#62754: 6459 Main Street

The Director of Planning and Civic Development reports as follows:

"Mr. S. Ruocco for Imperial Oil Co. Ltd. has filed Development Permit Application No. 62754 to demolish the existing gasoline service station on this site and to construct a 27.67' x 44' automatic car wash with gasoline dispensing facilities (self-serve) on this site.

The service station site would be increased in size by including Lot 5, Block 7, D.L. 648. The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the expansion of the site at this location provided that in the opinion of the Technical Planning Board, such development would not be detrimental to the existing retail shopping facilities.

The submitted drawings indicate that the building would be located 5' from the westerly property line, 43' from the southerly property line, and 69.5' from the northerly property line.

A letter dated April 12th, 1973, has been submitted from Imperial Oil which states in part:

'.....

1. Our proposed facilities is a self-serve automatic car wash.
2. We would operate the car wash on the following schedule:
 - (a) Car wash and gasoline - 8:00 a.m. to 6:00 p.m.
 - (b) Car washed closed - 6:00 p.m. to 8:00 a.m.
 - (c) Car wash closed Sundays and holidays.
 - (d) Gasoline - 24 hours daily at the 49th Avenue pump island.

cont'd....

Clause No. 2 continued

3. When the car wash is in operation, there will be two employees in attendance most of the time.
4. The present staff of the existing station have an alternative location to which to move

It is noted that the City Engineer Traffic Division have no objections to the proposed car wash from the traffic operation standpoint.

The Technical Planning Board, at its meeting of August 10th, 1973, laid over this application for the notification of neighbouring property owners. Nine neighbouring property owners were notified and there were two letters received, one stating concern that the lane might be used as a thoroughfare and wishing to have the site fenced and landscaped, and the other letter was objecting to the proposal due to a concern about noise pollution and lane traffic.

It is noted that the drawings submitted with the application indicate a vehicular access onto the City lane, but the developer has agreed to close this access.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 62754 be approved in accordance with the submitted application, such plans and information forming part thereof, including the letter dated April 12th, 1973, from Imperial Oil Co., thereby permitting the demolition of the existing gasoline service station on this site and the construction of a 27.67' x 44' automatic car wash with gasoline dispensing facilities on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit,
 - (a) The landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.
 - (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (i) the access to the City lane being deleted and the landscaped strip continued
 - (ii) details of the proposed screen fence
 - (iii) the provision of a satisfactorily screened on-site garbage storage area.
2. The surfacing and screening of the site is to be completed in accordance with the approved drawings prior to any use or occupancy of the development.
3. All landscaping is to be completed in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
4. The hours of operation of the car wash are to be restricted in accordance with the undertaking from Imperial Oil by letter dated April 12th, 1973 (restricted to the hours from 8:00 a.m. to 6:00 p.m. Monday through Saturday inclusive and closed all day Sunday and holidays).
5. Any signs, other than those approved by this development permit application, are to be first approved by the Technical Planning Board.

cont'd....

Clause No. 2 continued

6. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining residential property.
7. The development is to be carried out and maintained at all times in accordance with the regulations of Section 11(10) of the Zoning and Development By-law. "

It is RECOMMENDED that Development Permit Application No. 62754 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. Development Permit Application
#62506 - 2748 Main Street

The Director of Planning and Civic Development reports as follows:

" Mr. G. Houlden for Standard Oil Company of B.C. Ltd., has filed Development Permit Application No. 62506 to demolish the existing gasoline service station and to construct a 16' x 24' gasoline service station (self-serve) on Lots 4 to 6, Block 40, D.L. 302, on this double fronting site.

The Gasoline Service Station Policy, adopted by City Council in October of 1968, permits reconstruction of the existing service station on this site. The new service station will be constructed smaller than the existing building and in the same location adjacent to Watson Street, the double fronting street. The site fronts Main Street and flanks 12th Avenue. A 3' high screen wall is to be provided adjacent to Watson Street for the service station building; residential sites (RM-3) exist on the east side of Watson Street.

It is noted that Development Permit No. 37547 permitted construction of a carwash building on the site adjacent to the west of the proposed gasoline service station, being Lot 3, Block 40, D.L. 302. This Development Permit Application was subject to the applicant/lessee of the carwash site to provide an attendant, toilet facilities and access from the existing gasoline service station on Lots 4 to 6, Block 40, D.L. 302. The applicant, Mr. K. Eidt, the lessee of the carwash site and the operator/lessee of the gasoline service station undertook to provide these facilities from the gasoline service station site at that time.

Drawings submitted by Standard Oil Company of British Columbia Limited, the applicant for Development Permit Application No. 62506 to construct this new gasoline service station (self-serve) indicates that access for the carwash via Lot 4, Block 40, D.L. 302 will be retained to service the carwash development. Also, a letter of June 12th, 1973, submitted by Standard Oil Co. of B.C. Ltd. undertakes to continue to provide restroom facilities for the carwash at the new gasoline service station, with the access and restroom facilities to be provided to not later than November 30th, 1974, while Mr. Eidt will provide an attendant for the carwash operation.

A letter received August 9th, 1973, from Mr. K. Eidt, the owner/operator of the carwash building facility and the lessee of the carwash site, states:

cont'd....

Clause No. 3 continued

'It is my understanding that Development Permit No. 37547 which was issued to me in March 1966 and which permitted me to develop and operate a car wash on Lot 3, Block 40, District Lot 302 is creating a problem to Standard Oil Company of B. C. Ltd. in their efforts to obtain a permit for the redevelopment of the service station on the adjoining land. Plans have been submitted and revised to show temporary access between the service station property and Lot 3 to allow for the continued operation of the car wash for a limited period of time.

Inasmuch as my lease on Lot 3 contains a clause giving me the right at any time during and for a reasonable time after the expiration of my lease to remove all improvements, machinery and equipment, and inasmuch as my lease expires November 30, 1974, it is my opinion that my permit for development should expire at that date.

The purpose of this letter is, therefore to advise you that I hereby relinquish all rights granted to me through the issuance of the said Development Permit No. 37547 not later than the normal expiry date of my lease on Lot 3, namely, November 30, 1974.'

The Technical Planning Board recommends that Development Permit Application No. 62506 be approved, in accordance with the submitted application, such plans and information forming a part thereof, and including the letter from Standard Oil Company of British Columbia Limited, stamped received Zoning, Department of Permits and Licenses, June 12th, 1973, and the letter from Mr. K.L.A. Eidt, stamped received City Planning Office, August 9th, 1973, thereby permitting the demolition of the existing gasoline service station and the reconstruction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (a) Landscaping to the satisfaction of the Director of Planning and Civic Development
 - (b) Garbage enclosure detail.
2. The development is to be carried out and maintained in accordance with the approved drawings and the relevant requirements of Section 11(10) of the Zoning and Development By-law.
3. All signs are to comply with the Zoning and Development By-law.
4. All landscaping is to be provided within six (6) months from the date of issuance of this development permit, and thereafter to be permanently maintained.

The Vancouver City Planning Commission, at its meeting of August 31, 1973, resolved: THAT in view of the fact that the City Council Committee on Civic Development is presently considering the matter of self-serve gasoline stations; the report of the Technical Planning Board meeting of August 24, 1973 be received.

It is RECOMMENDED that Development Permit Application No. 62506 be approved in accordance with the recommendation of the Technical Planning Board."

Department Report, November 2, 1973 (BUILDING - 5)

4. Development Permit Application
#63917 - 2902 Grandview Highway

The Director of Planning and Civic Development reports as follows:

" Mr. D. McRae for Standard Oil Co. B.C. Ltd., has filed Development Permit Application No. 63917 to reconstruct the existing gasoline service station on this site.

The site is located at the southeast corner of Renfrew Street and Grandview Highway, and is in a C-1 Commercial District.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of the existing gasoline service station on this site.

The drawings submitted with the application indicate that the station would become a 'fast-service' station with no lubrication or minor repairs and attendants for gasoline dispensing only.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 63917 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of the existing gasoline service station on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit,
 - (a) The landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.
 - (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (i) details of the screening to be provided to the site
 - (ii) details of all exterior finishes to the building
 - (iii) details of the surfacing of the open portions of the site.
 - (c) The design is to be first approved to the satisfaction of the Director of Planning and Civic Development after detailed elevations are submitted.
2. All surfacing and screening of the open portions of the site are to be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.
3. All landscaping on the site is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
4. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 63917 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission. "

5. Development Permit Application
#63635 - 8175 Cambie Street

The Director of Planning and Civic Development reports as follows:

"Gulf Oil Company of Canada have filed Development Permit Application No. 63635 to demolish the existing gasoline service station on the site and construct a new self-serve gasoline service station.

The site is located in a C-1 Commercial District at the north west corner of Cambie Street and S.W. Marine Drive.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of a gasoline service station at this location.

The Technical Planning Board at its meeting on August 10, 1973, recommended that this Development Permit Application be approved thereby permitting the reconstruction of the existing gasoline service station at this location subject to the following conditions:

1. Prior to the issuance of the Development Permit:
 - (a) The landscaping on the site is to be first approved to the satisfaction of the Director of Planning.
 - (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (i) relocation of the refuse storage area to the rear of the building
 - (ii) clarification and relocation of the storage area indicated adjacent to the northerly property line
 - (iii) details of the screening fence and the garbage enclosure
 - (iv) details of all signs with such signs meeting the requirements of Section 11(10) of the Zoning and Development By-law.
2. All surfacing and screening of the site is to be completed in accordance with the approved drawings within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
3. All the landscaping is to be provided on the site in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the approved development and thereafter to be permanently maintained.
4. The development, including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

The Vancouver City Planning Commission at its meeting of August 24, 1973, resolved "THAT the Commission receive this application", in view of the fact that the Commission has already conveyed its concern to Council about the increasing numbers of self-serve gasoline stations, and that the Commission understands that the matter is being considered by a Council committee.

It is RECOMMENDED the application be approved in accordance with the recommendation of the Technical Planning Board."

6. Development Permit Application
#63916 - 1720 Rupert Street

The Director of Planning and Civic Development reports as follows:

"Mr. D. McRae for Standard Oil Co. B.C. Ltd., has filed Development Permit Application No. 63916 to alter the existing gasoline service station building by providing a new facia and to enlarge the existing pump island canopies.

It is noted that Development Permit No. 17935, dated October 14th, 1960, permitted the construction of the existing gasoline service station.

The Gasoline Service Station Policy as adopted by City Council in October of 1968, permits the alterations to the existing gasoline service station.

The site is in a C-1 Commercial District at the southeast corner of 1st Avenue and Rupert Street.

The Technical Planning Board and Vancouver City Planning Commission recommend the Development Permit Application No. 63916 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting alterations to the existing gasoline service station building by providing a new facia and the enlarging of the existing pump island canopies, subject to the following conditions:

1. Prior to the issuance of the Development Permit,
 - (a) The landscaping on the site is to be first approved to the satisfaction of the Director of Planning and Civic Development.
 - (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating the provision of and details of screening to the site.
2. All screening to the site is to be first completed in accordance with the approved drawings within sixty (60) days from the date of issuance of this Development Permit and thereafter to be permanently maintained at all times.
3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of issuance of this Development Permit and thereafter to be permanently maintained.
4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 63916 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

7. Development Permit Application
#63708 - 215 West Broadway

The Director of Planning and Civic Development reports as follows:

"Standard Oil Company have filed Development Permit Application No. 63708 to alter the existing gasoline service station to provide a self-serve gasoline service station.

The site is in a C-2 Commercial District at the north west corner of East Broadway and Columbia Street.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of a service station at this location.

The Technical Planning Board at its meeting on August 10, 1973 recommended that this Development Permit Application be approved, in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting alteration to use the site at the above location as a self-serve gasoline service station and provide a canopy over the existing gasoline pumps, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (a) Landscaping to the satisfaction of the Director of Planning and Civic Development
 - (b) Details of the garbage facilities.
2. The development is to be carried out in accordance with Section 11(10) of the Zoning and Development By-law at all times.
3. All landscaping to be provided within six (6) months from the date of the issuance of this permit and thereafter permanently maintained.

The Vancouver City Planning Commission at its meeting of August 24, 1973, resolved "THAT the Commission receive this application", in view of the fact that the Commission has already conveyed its concern to Council about the increasing numbers of self-serve gasoline stations, and that the Commission understands that the matter is being considered by a Council committee.

It is RECOMMENDED the application be approved in accordance with the recommendation of the Technical Planning Board. "

CONSIDERATION

8. Handicapped By-law

The City Building Inspector reports as follows:

"When the regulations with respect to the Handicapped were passed as an amendment to the Building By-law on August 28, 1973, the following sentence was included: 'the regulations in this section apply to the groups of buildings listed below, which are 5,000 square feet or greater in area'. The area of a building, as dealt with in the National Building Code, means the area of one floor of the building. The total area then means the area of one floor multiplied by the number of storeys plus or minus what ever variations there may be on individual floors. What the Social Planning and Review Council had in mind, however, was that this figure meant the total area of the building. I am not sure what the understanding of Council was on this point but perhaps it would be helpful to point out what building lay-outs may result from such requirement. For example, there could be a one storey and basement building on a 33 foot lot (where the greater part of the basement is part of the basic use of the building) and the developer of such building would have to install an elevator as well as the other requirements with respect to the handicapped.

cont'd....

Clause No. 8 continued

If Council concurs with the request of S.P.A.R.C., this sentence in the By-law should be changed to read as follows:

'The regulations in this section apply to the groups of buildings below in which the total floor area of all floors is 5,000 square feet or greater'. "

This matter is placed before Council for CONSIDERATION.

DELEGATION REQUEST: Social Planning and Review Council
(See letter attached dated November 1, 1973)

INFORMATION

9. Tamper Proof Power Supply
in Lodging Houses

The Director of Permits and Licenses reports as follows:

"Council on October 23rd while considering the Lodging House Bylaw, adopted the following resolution.

'FURTHER THAT the Director of Permits and Licenses report on the feasibility of requiring lodging houses to be equipped with tamper-proof power supplies as proposed in the brief from the Vancouver and District Public Housing Tenants' Association.'

The use of non-interchangeable type plug fuse in branch circuit panel boards is being enforced by this Department as required by the Canadian Electrical Code, which is adopted under the City of Vancouver Electrical Bylaw.

The installation of a non-interchangeable base adapter and a non-interchangeable plug fuse in a panel board prevents over fusing and easy tampering is impossible.

Circuit breakers are by manufacture of such design that any alteration by a user would be very difficult. The locking of a circuit breaker only prevents the breaker from being turned off. On an overload it will still trip and can be readily used to restore power. As lodging houses are usually older type buildings, plug fuses rather than circuit breakers are most common.

The new addition of the Canadian Electrical Code effective September 1, 1973 makes the use of non-interchangeable plug fuses mandatory in all types of buildings, if a plug fuse system is used.

Lodging houses are inspected on referral by other inspection disciplines reporting improper or questionable wiring. If inspections are required on all existing lodging houses it is estimated that two Electrical Inspectors would be required for a period of approximately one year."

The Director of Permits and Licenses submits the foregoing report for the INFORMATION of Council.

10. Downtown Living

The Director of Social Planning reports as follows:

"IMPORTANCE OF DOWNTOWN LIVING

Downtown living is important to cities. An adequate number of housing units should be available in downtown Vancouver for the following reasons:

To provide housing that co-exists with amenity environment.

Downtown housing differs from other urban housing mainly by its proximity to employment, entertainment, shopping and cultural activities located in the downtown business district.

While West End and Strathcona housing and future False Creek housing offer convenience to these amenities, downtown housing offers more immediate accessibility; is within easy walking distance of them. It offers a stimulating environment as well as convenience to work and shopping.

To offer housing which will accommodate the projected growth in downtown employment.

The target for downtown employment by the years 1985 - 2000 is between 125,000 and 150,000 persons. This is an increase of between 32,000 and 57,000 persons over the current level of downtown employment.¹

The West End will continue to serve as a housing resource for persons employed downtown, but will accommodate a relatively small portion of the projected increase in the number of downtown employed persons. The projected net increase in population for the year 1988 in the West End is approximately 5,800.² This increase is based on population densities which take into consideration the needs and life styles of the different types of people who will live there. It also takes into account the City's objective to preserve the West End as a high quality, high density residential district. The False Creek development will add greatly to the housing stock for persons working downtown.

The West End as a whole, however, is not located within short walking distance of downtown employment. Neither is the south shore of False Creek.

¹Downtown employment in 1972 was 93,000 persons. (Downtown Vancouver - Proposed Goals, Part I, April, 1973.)

²Projected population increase for West End based on property presently redevelopable (where assessed land value exceeds assessed building value on lots larger than 6,000 square feet). (Draft, West End Plan, August 23, 1973.)

cont'd....

Clause No. 10 continued

Downtown residents are at least twice as likely to work downtown as they are to work in other locations.³ For those who work downtown and do not own a car, the prospect of living downtown can be very important.

Residential units located within the downtown can also affect a slight reduction in the number of cars and the amount of traffic generated in the downtown business district. The centrality of downtown residential locations attracts persons without cars.⁴

To encourage and promote diversity, vitality and a 24-hour activity environment in the downtown.

A well designed mixture of residential and commercial uses in the downtown complement and support each other. A mixture of these uses can also introduce a two-shift population and guarantee the use of the downtown area by night as well as by day.

The growth of commercial and office uses in Vancouver's downtown has separated commercial uses from other important urban functions, including residential accommodation. There remain few examples of mixed residential and commercial uses. Where they do exist, they contain relatively small residential populations and low levels of night-time and week-end activity. Some have potential for revitalization through provision of additional housing.

Some cities have recognized that liveliness, vitality and safety in downtown business districts are associated with the presence of a residential population. They have consciously planned and provided housing in the city core to attain these characteristics.

Rotterdam is an example of a city where a conscious effort by planning authorities has reversed the process of specializing and separating urban functions. The objective in Rotterdam was to decrease the distance between places where people work and where they sleep, eat and relax.

Rotterdam's interior district was replanned following the destruction of a major portion of the City during World War II. The Coolsingel, a broad business avenue, serves as the principal axis of Rotterdam's business quarter. Office buildings are located between the Coolsingel and the waterfront, but planners have also built apartment blocks in the area.

Jane Jacobs ('Downtown is for People') characterizes a lively downtown as one which supports two shifts of foot traffic. She cites the 24-hour level of activity which emanates from New York's 57th Street as an example. Apartments, residential hotels, office buildings, cultural centres, restaurants and specialty shops share a common

³An estimated 50% of West End residents work on the Downtown Peninsula, compared with 25% for residents outside the Downtown (Downtown Vancouver - Proposed Goals, Part I, April, 1973.)

In other cities, the percentage of persons who live and also work downtown is considerably higher. Over 70% of the professional, managerial and clerical occupational classes living within ten minutes of the downtown cores of New York City, Chicago and Philadelphia, work downtown. (Janet Abu-Lughod, "A Survey of Centre-City Residents", in Housing Choices & Housing Constraints, 1960.)

⁴Some 32% of the West End households do not own cars.

Clause No. 10 continued

environment which is active around the clock. Jacobs' conditions for generating city diversity include the notion that districts must serve more than one primary function to ensure different activity schedules. Required also, is a sufficient concentration of people who are there because of residence.⁵

Although many have criticized Jacobs' "single-minded pursuit of safety", she also argues that a mixture of residential and commercial uses helps to ensure safe city streets and districts. She advocated housing patterns within mixed-use areas which allow surveillance over the street and thus patrol the streets against crime. Michelson ('Man and his Urban Environment') observes there is no guarantee that Jacobs' plans would really achieve this goal, if widely implemented. He concedes however that an emphasis on safety can quite rightly become the basis for particular spatial arrangements which involve housing type, density and a mixture of land use.

WHY PEOPLE CHOOSE DOWNTOWN RESIDENTIAL LOCATIONS

People who choose to live downtown see the chief advantage of their location as accessibility to work, shopping, cultural or entertainment activities. Another reason people choose to live downtown is because of its unique features. They view the functional advantages of such a location as outweighing the disadvantages. They tend to accept intrusions from noise, traffic, higher densities, in order to gain other benefits. Social criteria, as well as economic factors, influence their choice of downtown housing.

Characteristics of Downtown Residents

Downtown residents are mainly younger persons (married or single), older couples whose children are grown, single elderly persons. Family households (those with children) constitute a smaller portion of these residents. For the majority, it is the place best fulfilling their needs at a particular stage in their lives. Michelson observes that adults, before and after raising children, frequently rate centrality (access to consumer goods and services) more highly than do families with growing children. Proximity to centres of community activity is important to older people.

When young couples choose downtown (particularly highrise) living, there is a strong association between such a choice and the wife's work-family status. The wife is highly likely to have a job and no children.⁶ Young couples with children find centre-city locations appropriate to their interests and needs for relatively shorter periods of time. Eventually they move to suburban or more predominantly residential areas.

The mobility rate of downtown residents is commonly stereotyped as high. Length of residence, however, seems to be associated with age and family status: single persons and young couples are the most mobile, while the elderly have the longest average length of residence.

RECOMMENDATIONS

It is recommended that Council receive the foregoing comments of the Director of Social Planning on the concept of 'Downtown Living' and refer this report to the Director of Planning and Civic Development for consideration in the Downtown Plan and to the Director of Social Planning for specific downtown housing proposals."

⁵Jane Jacobs, The Death and Life of Great American Cities, 1969.

⁶William Michelson, Discretionary & Nondiscretionary Aspects of Activity and Social Contact in Residential Selection, 1972.

FIRE AND TRAFFIC MATTERS**B-6**RECOMMENDATION

1. Brief from 401 Committee of the Hastings Sunrise Action Council re Intersection of Cassiar Street and the 401 Freeway

The City Engineer reports as follows:

"At the City Council meeting of October 23, 1973 Council members heard a brief submitted by Mrs. Distefano, Chairman of the 401 Committee of the Hastings Sunrise Action Council on pedestrian crossing problems at the intersection of Cassiar Street and the 401 Freeway. This brief dealt in part with the matter of the pedestrian overpass extension to cross the Rupert/Cassiar Street Diversion but mainly their concern for immediate treatment of pedestrian crossing difficulties related to the traffic signal control equipment. In point detail they are:

- (i) The timing of the pedestrian crossing light must be lengthened.
- (ii) The crosswalk and pedestrian push light must be co-ordinated.
- (iii) Flashing amber lights should be placed at least a block before the crossing to slow down southbound motorists.
- (iv) Pedestrian and school crossing signs must be erected and 20 mile speed zones around Rupert Park established.
- (v) We also ask you to arrange for improvements of the present overpass so people can climb it on slippery and icy days.

Members of the Traffic Engineering Division met with Mrs. Distefano (Chairman of the 401 Committee) on October 25th to understand the details of their concerns and to explain what will be undertaken in the interest of children's safety when crossing to the Begbie Elementary School and to Rupert Park. In detail these are:

A. The timing of the pedestrian crossing light must be lengthened.

Comment - At the present time pedestrians are given a minimum 'Walk' and clearance interval to cross both roadways and the wide centre median in each crossing interval. Because of varying walking speeds it is difficult to assure that young children and elderly citizens will arrive at the farside roadway within the allotted time. In addition, because of the type of signal control equipment, it is feasible that pedestrians can be delayed well over a minute before receiving a 'Walk' indication. It is our plan to modify the crossing arrangement so that the crossings of the divided roadway are separate functions. Crossings of the east roadway will not require depressing a push button as the 'Walk' indication will be displayed automatically for about one half-minute plus the clearance interval during each cycle length.

Crossings of the west roadway will be controlled by a separate pedestrian signal controller and a pedestrian will experience minimum delay in receiving the 'Walk' and clearance interval after depressing the push button to actuate the crossing interval.

For this arrangement to operate efficiently the crossings of the two roadways will be misaligned and protected by pipe rail fencing to remove any confusion on the part of pedestrians.

B. The crosswalk and pedestrian push light must be co-ordinated.

Comment - This request concerns conflict between the pedestrian 'Walk' indication coinciding with the southbound flashing green indication for motorists. This complaint/request was dealt with on site, where it was demonstrated to Mrs. Distefano's satisfaction that this type of traffic signal conflict will never occur during normal operation. If such a malfunction should occur our office will be immediately notified.

cont'd....

Departmental Report, November 2, 1973 (FIRE - 2)

Clause #1 continued:

- C. Flashing amber lights should be placed at least a block before the crossing to slow down southbound motorists.

Comment - This type of alerting device which is used at a number of locations elsewhere in the City is not practical at this intersection because of the resultant confusion that would exist between southbound motorists and 401 destined motorists. However, while this special type of signing is not appropriate we will install marginal mounted signing in advance of the crosswalk having the pedestrian signal.

- D. Pedestrian and school crossing signs must be erected and 20 mile speed zones around Rupert Park established.

Comment - The Park Board will be developing the southerly portion of Rupert Park this winter, with 'adventure type' facilities. At that time they also plan to fence the Rupert/Cassiar Street side of the Playground to deter inadvertent entry onto this arterial street. At the present time there is 20 m.p.h. Playground signing on the bordering residential streets which will be extended as the park size is increased by acquisition of the remaining residences on this triangular parcel. The main concern of the Hastings Sunrise Action Council is being satisfied by the above fencing and the modified crossing facilities at Cassiar/401 intersection.

- E. We also ask you to arrange for improvements of the present overpass so people can climb it on slippery and icy days.

Comment - The maintenance of this overpass is the responsibility of the Provincial Department of Highways. This concern has been forwarded to the District Engineer of the Department of Highways who has agreed to pursue this matter directly with the Hastings Sunrise Action Council.

The above changes for this intersection have been discussed in detail with Mrs. Distefano who is satisfied that the action planned by the Traffic Engineering Division will overcome their concern for pedestrian crossings at this location.

It is therefore RECOMMENDED that funds in the amount of \$4,500 be allocated from the Traffic Control Reserve for the costs of these modifications."

2. Amendment to Fire By-law No. 2193

The Fire Chief reports the amendments to the Fire Bylaw approved by Council July 17, 1973 have been prepared for presentation to Council.

There are, however, some further items of concern for fire safety which the Fire Chief recommends Council consider for inclusion in the Fire Bylaw at the same time.

SUGGESTED AMENDMENTS

- A. Occupants of all buildings more than three stories in height be required to identify all floors with designating numbers or letter of at least six (6) inches in height, to be installed within the exit stairways beside the access door to each floor.
- B. Occupants of buildings be required to maintain all sprinkler systems: wet and dry standpipe systems: portable fire extinguishers or other fire fighting equipment installed in any building or property in good and efficient repair and working order at all times.

cont'd....

Departmental Report, November 2, 1973 (FIRE - 3)

Clause #2 continued:

- C. CORRECTION Fire Bylaw #2193 Section 8 (3) of amending Bylaw #4668, December 5, 1972 in line 8 should be changed from "intended to required" to read "intended or required".

EXPLANATION

ITEM A

In the Bylaw report approved by Council July 17, 1973 the public is directed to use exit stairways instead of elevators in high-rise buildings in case of fire. In certain evacuation situations it may be necessary for the Fire Chief to direct these people to safe floor areas temporarily.

Firefighters responding to the fire floor via the stairways require this designation of floors.

ITEM B

The maintenance of standpipes and sprinkler systems was previously covered by the Vancouver Building Bylaw. The newly adopted National Building Code does not contain this provision.

It is therefore necessary to include the requirement in the Fire Bylaw of the City in order to control the maintenance of this equipment.

ITEM C - CORRECTION

This typographical error was noted after Council passed this Bylaw amendment and therefore requires Council approval for the change.

RECOMMENDATION

It is recommended that Council consider the two additional amendments and one correction to the Fire Bylaw suggested by the Fire Chief, and if approved instruct the Fire Chief and Corporation Counsel to draft the necessary amendments for submission to Council with the Bylaw amendments in the Fire Chief's report approved by Council July 17, 1973.

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REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

October 18, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, October 18, 1973, at 3:40 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Massey (Deputy Chairman)
Alderman Bowers
Alderman Pendakur

CLERK: M. James

INFORMATION

1. Robson and Burrard Streets:
Proposed Development "Vancouver International Centre"

Mr. Morris J. Wosk appeared before the Committee to support his proposed development on the south-east corner of Robson and Burrard Streets.

Mr. Wosk submitted to the Committee a brochure outlining the development called "Vancouver International Centre" which would consist of two shaped towers rising from a three storey base. The three storey base would consist of retail and some parking, with more parking and theatres in the underground section. The northern most tower fronting on Robson Street would be a hotel with convention facilities and the south tower would be offices. In front of the hotel running from the hotel tower to Robson Street is a three storey covered courtyard with retail space on the east and west sides of the courtyard. Mr. Wosk submitted information that a development permit had been issued in 1965 for the subject site granting a floor space ratio of 10 and a subsequent development permit for a floor space ratio of 12. Mr. Wosk also submitted the following as a comparison of "Vancouver International Centre" and other projects in the City:

"Height and Floor space ratio of our project in comparison with others:-

	<u>Height</u>	<u>Number of Stories</u>	<u>Floor Space Ratio</u>
Royal Centre	466'	33	10.93
Pacific Centre	410'	30	10.04
Vancouver Centre	452'	35	10
Birks	424'	35	10
Vancouver International Centre -	247	23	10.4

(approximately 160 to 220 feet lower than above projects)"

cont'd....

Standing Committee of Council
on Civic Development, October 18, 1973 2

Robson and Burrard Streets:
Proposed Development (continued)

Mr. Wosk brought to the attention of the Committee that Burrard Street was a 99' street and that Howe and Hornby were 66 feet widths and that other developments had been allowed of similar size when they abutted 99' streets. Mr. Wosk noted that there would be no shops underground and there would be three levels of parking comprising a total of 360 spaces. There would be approximately 120 to 130 boutique-style shops in the retail area. Mr. Wosk pointed out to the Committee that in planning this development, the guidelines for the downtown development had been followed as closely as possible.

The Committee was advised that the present zoning (CM-1) provided for a floor space ratio of 1.0 to 5.0 depending upon the bonuses allowed. The previous zoning (CM-2) had provided a floor space ratio of up to 16.0. It was noted that this site lay to the west of Block 61, the area proposed for development by the Provincial Government, the plans for which had been shown to Council sometime previously. The Planning Department is of the opinion that this site should be generally the same in development as Block 51 and 61.

The points that were raised during discussion noted that site coverage of the proposal was 95% and that public open space as a separate use was not an integral part of the design.

The development permit had been applied for on August 28, 1973, and because this was shortly before the Public Hearing held on September 6, 1973, which imposed the interim zoning on this site, the development permit was being held.

Mr. Wosk advised that the cost of the site had been approximately \$100.00 per square foot and his costs to date had been in the neighbourhood of \$1,000,000.00 over a three year period.

In concluding his remarks, Mr. Wosk asked the Committee for direction on subsequent steps he might take.

RESOLVED that the submission be received.

The meeting adjourned at approximately 4:25 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 272

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 25, 1973 in the No. 1 Committee Room, third floor, City Hall. The Chairman called the meeting to order at approximately 1:45 p.m. and the Committee agreed to recess until after the Special Council meeting. The meeting reconvened at 2:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick and Marzari

ABSENT: Alderman Linnell (Leave of Absence)

COMMITTEE CLERK: M. Kinsella

The minutes of the meeting of October 11, 1973 were adopted.

INFORMATION

1. Police Department C.P.I.C. System

At its meeting of October 11, 1973, Alderman Marzari raised the matter of the intended use of the Police Department C.P.I.C. system to distribute information Canada wide on terms of probation of juvenile offenders.

The Chief Probation Officer submitted the attached information report on this matter to the Committee. He indicated that it was his intention to submit a report to the Committee for its consideration prior to its implementation. Mr. Gillis stated that the system would make available important information during evenings, early morning hours and weekends, when most probation breaches occur. It would also increase the effectiveness of the Probation Officer in extending his service to the Community by having the Police Officer act as his agent during his absence from duty. He also stressed that this information would be maintained as confidential and, upon the termination of the juvenile's probation period, all records of the particular juvenile would be removed from the system.

Mr. Witson, Lawyer with Children's Aid Society, stated that, while he favours the increased surveillance to enforce probation orders, this can best be done by the Probation Officer rather than delegating this responsibility to the Police Department, particularly as many juveniles see the Police Officer as a threatening figure. Mr. Witson pointed out that at present the Police have authority to apprehend a child under the Protection of Children's Act.

Your Committee felt that a better alternative to the proposed system would be the availability of the Probation Officer on a 24-hour basis. Mr. Gillis stated that at present, Probation staff are available on a voluntary basis outside normal working hours and, to his knowledge, an emergency call to a Probation Officer has never gone unanswered.

cont'd

Standing Committee of Council on Social Services 2
 October 25, 1973

Clause No. 1 (cont'd)

The Police Department representatives stated the information involved is already available on a card index system of Police files. The proposed new system would really not be different, except that it would be more efficient.

Following further discussion, your Committee

RESOLVED

To receive the report of the Chief Probation Officer and instruct the Chief Probation Officer to forward copies of his report to the City Prosecutor, District Judge Eckardt, the Attorney-General, the Minister of Human Resources, Children's Aid Society, Judge Murphy at the Family Court, and the Civil Liberties Union, as well as various members of the Bar, for discussion and comment, with a report back to this Committee on their comments.

FURTHER RESOLVED

That the Children's Aid Society and the Chief Probation Officer be requested to report back to this Committee within a month on more effective alternatives to the proposal to distribute information Canada wide on terms of probation of juvenile offenders.

The Committee requested, and received, assurance from the Chief Probation Officer that the proposed system would not be implemented prior to further consideration of this matter by the Committee.

2. Co-ordination of Services, Downtown Eastside Area

As agreed at the meeting of September 27, 1973, your Committee met with representatives of the Downtown Eastside Residents Association, the Police Department and the Social Planning Department to discuss the following recommendation from the Police Department report dated September 7, 1973:

"That a permanent body be set up under the Social Planning Department to coordinate all City and Social Services involved in combatting social problems in the area. This body to include representatives of City, Police, Welfare, Juvenile Authorities, and both Business and Citizen groups, and L.C.B. Social Planning is currently moving in this direction and their efforts should be encouraged."

Mr. Maccoomb, representing the Downtown Eastside Residents Association, stated that his Organization is of the opinion that the Social Services Committee should undertake this co-ordination function. DERA considers that it would be extremely difficult for a citizen group to achieve effective co-ordination of service delivery by various civic departments and other agencies.

Inspector Herdman pointed out that the problems in the Skid Road area are numerous -- alcoholism, involvement of beer parlours and other types of premises, high incidence of crime as evidenced by strong armings, violence, juveniles involved in all areas of crime from violence to drugs, both hard and soft, and inhalants. He sees a need for somebody who could identify problems, examine them in depth,

cont'd

Clause No. 2 (cont'd)

and bring together agencies needed to resolve a particular problem and also capable of ensuring agency and/or city department accountability for specific actions.

The Director of Social Planning was not in complete agreement with his Department undertaking this function. He suggested that the Social Services Committee consider establishing a sub-committee of various civic departments and other groups involved in the area and with representation from the Committee. He also considered that, because of the multiplicity of problems in the area, including problems with juveniles, that DERA could not be expected to undertake this function.

Some of the points brought out in discussion were:

- (a) formation of a Task Force to consider various problems as they arise and to call on resource people as needed with the Chairman of the Task Force perhaps being the Chairman of the Standing Committee on Social Services;
- (b) appoint a staff member to look at policy alternatives and assist the Committee with co-ordination of services in the Downtown Eastside;
- (c) regular meetings of the various departments and agencies involved in the area to compare notes on various problems which they feel are frustrating their effective functioning;
- (d) a need for two types of planning:
 - (i) short term which perhaps might be more appropriate for a task force to undertake and
 - (ii) long term planning, e.g. housing, renovations to existing buildings, etc.
- (e) instruct the staff to give consideration to ways by which some of the problems in the area could be tackled, including some of the recommendations contained in the Police report of September 7, 1973 for report back to the Committee for consideration.

Your Committee was of the opinion that co-ordination of services in this area should be a responsibility of the elected officials, e.g. the Standing Committee on Social Services, but no agreement was reached on how best to effect this co-ordination.

Following further discussion, it was

RESOLVED

That there be a special meeting of the Standing Committee on Social Services with all departments, agencies, and organizations involved in the area, with the 1971 Downtown Eastside report forming the basis of discussion in order formulate what action should be taken and by whom, formulate both long and short term plans for the area and to determine what kind of co-ordinating body is needed in the area.

The meeting adjourned at approximately 4:05 p.m.

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in No. 1 Committee Room, Third Floor, City Hall on Monday, October 29th, 1973, at 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)
Alderman Rankin
Commissioner Ryan
R. C. Boyes, Traffic and Transportation
City Engineering Department
Superintendent D. W. McRae, City Police
Bruce Donald, City Prosecutor's Office
J. Attridge, Vancouver Safety Council
R. McLachlan, Vancouver School Board
Mrs. E. Robinson, Vancouver Parent-Teacher
Council

CLERK: M. Kinsella

Adoption of Minutes

The minutes of the meeting held on October 3rd, 1973, were adopted.

1. Crossing at 4th Avenue and Trimble Street,
Request for Pedestrian Activated Signal Light

Dr. Roy Hooley presented a brief on behalf of concerned parents and citizens requesting the City install either an overpass or a pedestrian activated light at the intersection of 4th Avenue and Trimble Street. A movie was shown illustrating the dangers of the intersection; the volume of traffic; speed of motorists, and the poor visibility because of the curve in the road and the fact that the view is obstructed by a very high wall and a telephone pole. This film was taken at child's level to emphasize the poor visibility for children at this intersection. Dr. Hooley also played a tape recording to demonstrate the frequency and length of gaps in the traffic stream.

A petition was submitted to the Commission, containing 290 signatures. The delegation considered that the frequency and length of gaps in the traffic stream are not sufficient to allow the children to cross the street in safety. The delegation is concerned for the safety of the children who cross this intersection on their way to and from school and expressed particular concern for the safety of those children crossing the intersection in the evening to attend various community functions. Concern was expressed with the speed at which students from the University travelled this road, both during the day and in the evenings.

The concerned parents group conducted a survey of traffic volumes between the hours of 4:00 p.m. to 6:00 p.m. on October 3rd, 1973, which showed that in excess of 2,000 vehicles used the intersection within this period. The brief put forward the argument that, according to the American Institute of Traffic Engineers, for an intersection of this particular size, 35 feet, a 13 second gap in traffic flow is desirable to permit safe crossing.

The City Engineer reported that a survey by his department indicated there were enough gaps in the traffic to allow the children to proceed in safety across the road, however, due to the downgrade of the road, did feel some special consideration should be given to the intersection. The City Engineer suggested a suspended interior illuminated pedestrian crosswalk sign accompanied by a yellow flasher.

Superintendent McRae stated the Vancouver Police Department also attended at this intersection and found that motorists travelled at

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October 29th, 19732

speeds from 20 m.p.h. to speeds of 35 m.p.h and that there was sufficient gaps in the traffic to allow the students to cross safely. The Police Patrol did not feel there was any need for a pedestrian activated signal light.

After further discussion, the Commission,

RESOLVED:

To refer this matter back to the City Engineer and the Chief Constable for the following actions:

- (a) To conduct, in conjunction with representatives of the concerned parents group, further checks at the intersection of 4th Avenue and Trimble Street over a 2 to 3 day period on vehicular flow, visibility and other factors which might effect the safety of the intersection, including radar checks on the speed of cars passing the intersection.
- (b) Report back to the next meeting of the Official Traffic Commission on the results of the above check with particular reference to the matter of the safety of the children using the cross-walk.

The Chairman suggested that Dr. Hooley contact Mr. Boyes and Superintendent McRae to arrange suitable times and days for the traffic checks.

The Commission also noted a communication from Mrs. Dorothy Gillis on this matter in support of the request of the concerned parents.

RESOLVED:

To receive the communication from Mrs. Gillis, dated October 25th, 1973.

2. Commercial Drive - Complaint re increasingly Heavy Truck Traffic

Mr. Al Liberto of the Grandview Chamber of Commerce submitted the following brief on behalf of the Grandview Chamber of Commerce and the Grandview Woodland Area Council:

"We are submitting this brief because we are concerned about the future of the Commercial Drive business and residential area. Increasing truck traffic is threatening to change the character of this area.

At present the neighbourhood surrounding Commercial Drive serves as the home for Italian, Chinese, Portuguese, and East Indian groups as well as long established Anglo-Saxon families. A lively neighbourhood shopping area along Commercial Drive serves this mixed residential population. Most of these stores are small businesses which are operated directly by the owners themselves. The buildings have stores at street level and apartments in the upper floors. In the last few years many stores have been renovated and improved and more retail activities have moved into the area. New buildings have been constructed and more are planned.

PROBLEM:

Further development and improvement of this lively commercial area is threatened by increasing heavy truck traffic. At present the street is designated as a through truck route. As a result large semi-trailers use the "drive" as an access route to the waterfront. The construction of the \$20,000,000 container terminal on the waterfront at the foot of Commercial Drive will result in much more heavy through truck traffic. The National Harbours Board is considering using Commercial Drive as the access route to this container terminal.

This through truck traffic has a detrimental effect on the surrounding local commercial and residential area and should be banned from Commercial Drive.

REASONS:

1. This heavy truck traffic has an adverse effect on the local retail and neighbourhood character of the street.
 - (a) The noise hinders businesses and discourages pedestrian activity.
 - (b) The combination of heavy trucks and automobile traffic causes increased congestion problems.
 - (c) Since there is no off-street parking many customers park along the street. Increased truck traffic will make on-street parking more difficult and make the business area less accessible to shoppers.
 - (d) At present, Commercial Drive has a great deal of pedestrian activity. Many people are attracted to the "Drive" itself and others cross the "Drive" to other activities, e.g. schools, and the proposed Britannia Community Center. Heavy truck traffic is dangerous to these many pedestrians.
 - (e) Since Commercial Drive has only 2 traffic lanes, (+ 2 parking), North of First Avenue, the Street is not designed to handle large trucks.
2. Truck routes should by-pass neighbourhoods. This truck route goes through the center of a well defined neighbourhood, and has an adverse effect on our community.
3. An alternative route would be Clark Drive, which is located 3 blocks to the West. This street serves the same destination as Commercial Drive and goes through an industrial area. It also has six lanes to handle the traffic. Since Clark Drive is already a major truck route, Commercial Drive duplicates its function. Routing all trucks along Clark Drive will minimize the adverse effects on our neighbourhood since Clark Drive is located on the Western boundary of the Community.

FOR THE ABOVE REASONS, WE REQUEST THAT THROUGH TRUCK TRAFFIC BE REMOVED FROM COMMERCIAL DRIVE. WE SUGGEST THAT THIS CAN BE ACCOMPLISHED BY DIVERTING THESE TRUCKS TO CLARK DRIVE AND DESIGNATING COMMERCIAL DRIVE AS A LOCAL STREET."

The City Engineer advised that the Engineering Department would be submitting within a month a review of the City's total truck network which would include recommended change to the present system.

The Commission,

RESOLVED:

THAT the report of the City Engineer, when completed, be forwarded to the Grandview Chamber of Commerce and other interested groups throughout the City for their perusal, following which a special Official Traffic Commission meeting will be held on this matter with all interested parties being invited to respond to the Engineer's recommendations.

3. Criteria for School Crosswalks at Multi-Lane Streets

The Chairman produced a draft report on School Crossing Protection Criteria, setting out the various types of crosswalks and special intersections that required attention.

Official Traffic Commission

October 29th, 19734

RESOLVED:

To receive the draft report submitted by the
Chairman and refer it to the members of the
Official Traffic Commission for comment.

4. Crosswalk at Kingsway and McKinnon

A communication was received from Mr. John Mitton, dated
October 13th, 1973, expressing concern for the lack of school patrol
at the crosswalk at McKinnon and Kingsway.

The representative of the Vancouver Parent-Teacher Council
advised the meeting that this crosswalk was on an angle and had a
flashing light. She informed the Commission that it was suggested to
the school that the crosswalk be eliminated at Kingsway and McKinnon
and have the children cross at Kingsway and Joyce where there was a
light and a shorter distance to cross, however, it should be a longer
light in order to assist the small children in crossing.

The City Engineer advised that they have received no complaints
on this intersection, either to the Engineering Department or to the
Police Department.

After further discussion, it was,

RESOLVED:

THAT the matter be referred to the City
Engineer and the Vancouver Police Depart-
ment for a report to the next Official
Traffic Commission meeting.

The meeting adjourned at approximately 9:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 272